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THE AGENT WITH THE
LONDON CONNECTION



"Gwynfa" Paradise Row, Pembroke, Pembrokeshire, SA71 4NX

- Detached Waterside Property
- Three / Four Bedrooms
- Modern Kitchen with Wine Cellar
- Sun Terrace And Lawned Garden
- Immaculately Presented
- Underfloor Heating And Heat Retention/Ventilation System
- Three Storey Accommodation
- Contemporary Open Plan Living
- Garage & Driveway Parking With Electric Charging Point
- EPC Rating: C

Offers In Excess Of £600,000



Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
Email: pembroke@westwalesproperties.co.uk
Telephone: 01646 680006



MAYFAIR
OFFICE GROUP

Summary

Situated overlooking the Millpond on the historic Paradise Row in the picturesque town of Pembroke, Gwynfa is located on a no through road and sure to impress with its contemporary style and commanding presence.

This detached residence spans approximately 285sqm (3,069 sqft), offering four bedrooms, ample living areas, and a refined sense of space rarely found in town-centre properties.

Upon entering the property, you are greeted by an impressive entrance hall which is flooded with light from the double height window over the stairwell. There is a handy boot room for storage, and door to the kitchen/diner on the left. This stunning, contemporary kitchen is the heart of the home - a sleek, stylish space designed with both entertaining and culinary excellence in mind. Featuring clean lines, high-gloss and matte cabinetry, and integrated state-of-the-art appliances, every detail has been carefully curated to balance form and function, with the added feature of a glass-walled cellar.

Beyond the kitchen is an impressive reception room that looks out to the balcony terrace and Millpond views with a vaulted ceiling and sliding doors creating a seamless outdoor/indoor space. There is also a family bathroom on the ground floor with a free-standing bath.

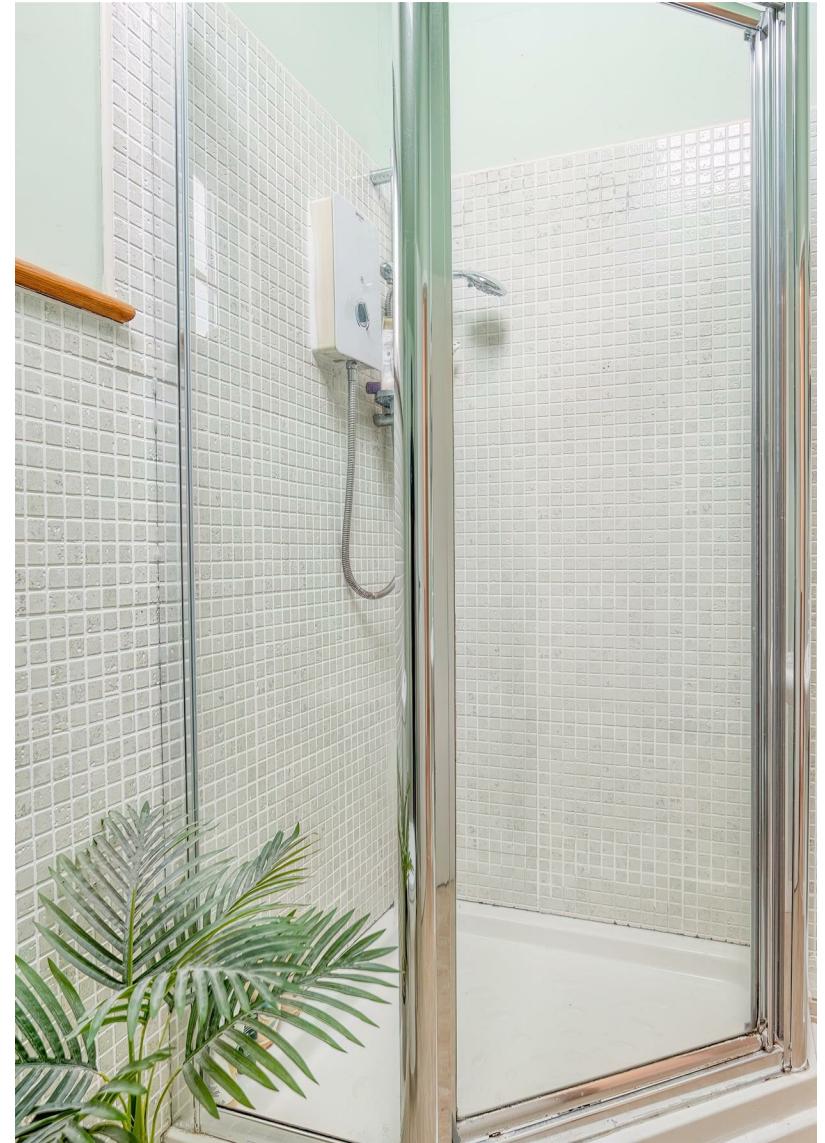
Upstairs are three well-proportioned bedrooms, including a Principle Suite with dressing area and en-suite bathroom. There is also a family bathroom and a useful storage cupboard for linen and towels.

On the lower ground floor, the property has a modern office, fitted with a range of bookcases and shelving with matching desk. There is also a further reception room/bedroom 4, a utility room and further storage cupboard. A garage with roller door and a further workshop/storage area is currently being utilised as a home gym, offering fantastic recreational/storage space or dry parking.

Externally, there is a driveway providing off road parking for approximately 3 cars, and a lawned garden with a hedgerow boundary.

Location

Pembroke Town is located in the South of Pembrokeshire, approximately 12 miles away from the county town of Haverfordwest. The town is focused around the spectacular medieval castle, built in 1093 and birthplace to Henry VII, which is accompanied by a stunning mill pond and circular walk. The Main Street offers an array of independent businesses, including gift shops, cafe's and grocery stores. The town also has amenities including banks/building societies, doctors and dental surgery, solicitors, public transport links, convenience stores and both a primary and secondary school.



DIRECTIONS

From the Pembroke office, proceed along the Main Street and at the roundabout take the 3rd exit onto Well Hill and follow the road down along The Commons and proceed up the hill past the castle. Take the left hand fork down towards the mill pond and then go over the bridge, Take the 1st right into the green, then turn right again, taking the right hand fork shortly after, where you will find Paradise Row on the left hand side. what3words: //earl.outcasts.jumbo

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.

TENURE: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Electric, Mains Water, Mains drainage, Mains Gas

HEATING: Gas

TAX: Band G

We would respectfully ask you to call our office before you view this property internally or externally

		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	80	84

		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

SSG/ESL/07/25/OK

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AERIAL VIEW

