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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower heating costs			
A			
B			
C			
D			
E			
F			
G			
<b>England &amp; Wales</b> EU Directive 2002/91/EC <b>Environmental Impact (CO<sub>2</sub>) Rating</b>			
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
A			
B			
C			
D			
E			
F			
G			
<b>England &amp; Wales</b> EU Directive 2002/91/EC <b>Environmental Impact (CO<sub>2</sub>) Rating</b>			







A unique opportunity to purchase a well-presented property located in the outskirts of Hundleton, just a short drive away from both Pembroke Town centre and Freshwater West Beach.

The layout of the property briefly comprises entrance hall, lounge, kitchen/diner with adjoining utility room and WC, conservatory, shower room and a double bedroom on the ground floor. On the first floor are two further double bedrooms, one offering an en-suite bathroom. The property benefits from UPVC double glazing, LPG gas central heating and has been kept in good decorative order by the current vendors. The downstairs bedroom and shower room would make it accessible for an elderly or disabled resident.

Externally the property sits in well-tended grounds, approximately a quarter of an acre, which are mostly laid to lawn with a private driveway leading to ample off road parking on a block paved driveway. There are two patio seating areas either side of the conservatory offering the perfect spot to enjoy the pleasant rural outlook to the rear. There is plenty of external storage or recreation space, with a garage/workshop, a large shed, a smaller shed and a summerhouse which is currently being utilised as a home office.

Viewing is highly recommended in order to fully appreciate this lovely family home!

This property is situated next to The Pembrokeshire Coast National Park and near to the historical town of Pembroke with its impressive castle, many shops, schools and amenities. Just a short drive away is the popular seaside towns of Tenby and Saundersfoot with their sandy beaches and picturesque harbours. Also nearby are plenty of beauty spots and tourist attractions, such as Bosherton Lily Ponds, Stackpole Estate, Freshwater



## DIRECTIONS

From the Pembroke office proceed along the Main Street and at East Gate roundabout take the third exit onto Well Hill, passing grove School on your left. Take the left hand turn up St Daniels Hill and follow the road through the village of Maidenwells, going straight over the roundabout and continuing onto the bypass. Pass the turning to Hundleton where the property will be found shortly afterwards on the right-hand side before you reach the Speculation Inn junction.  
What3Words:///resembles.napped.measures

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.