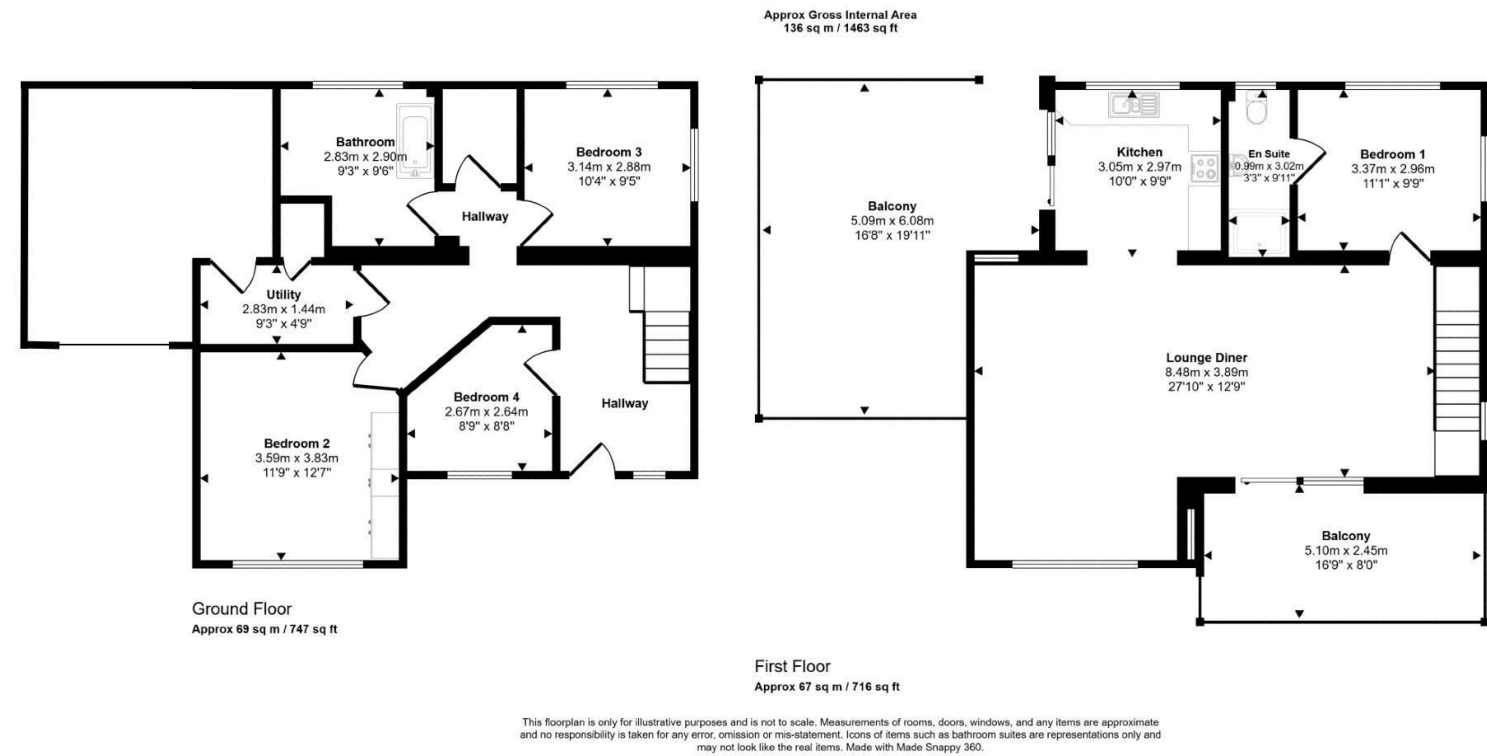




VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

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

COUNCIL TAX: Band 'E'

HEATING: Gas

ref: HC / LLE/OCT/ 25/DRAFT

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ VVWProps

<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71

4JS

EMAIL: pembroke@westwalesproperties.co.uk

TELEPHONE: 01646 680006



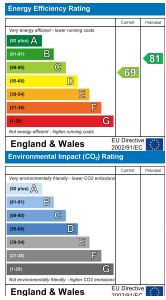
Tradewinds Beach Road, Llanreath, Pembroke Dock, Pembrokeshire, SA72

CTD

- Detached House
- Four Bedrooms
- Contemporary Design
- Utility Room
- Well Presented
- Elevated Estuary Views
- Ideal Family Home
- Open Plan Living
- Garage And Driveway Parking
- EPC Rating: C

Offers In Excess Of £300,000

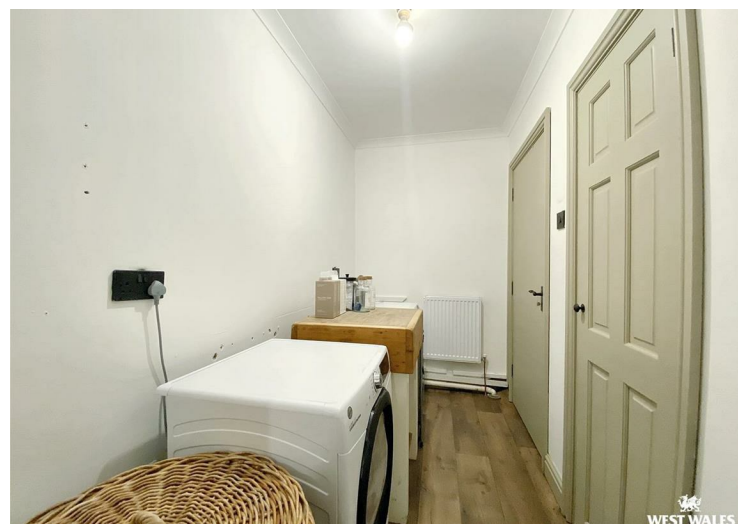
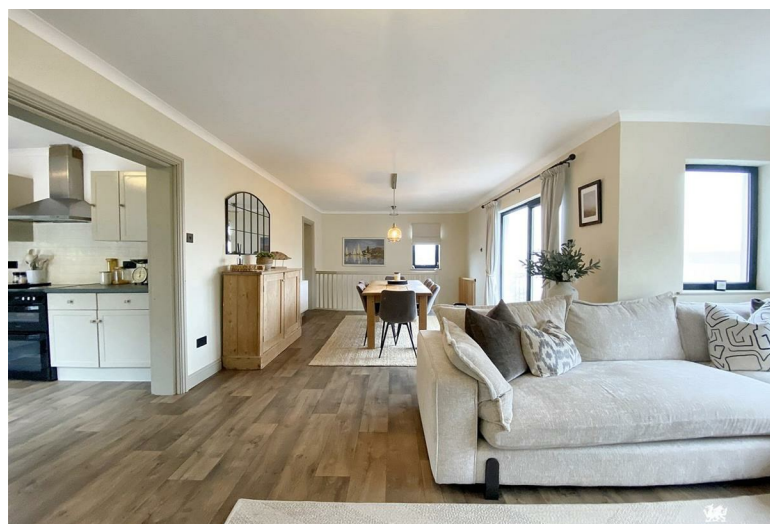
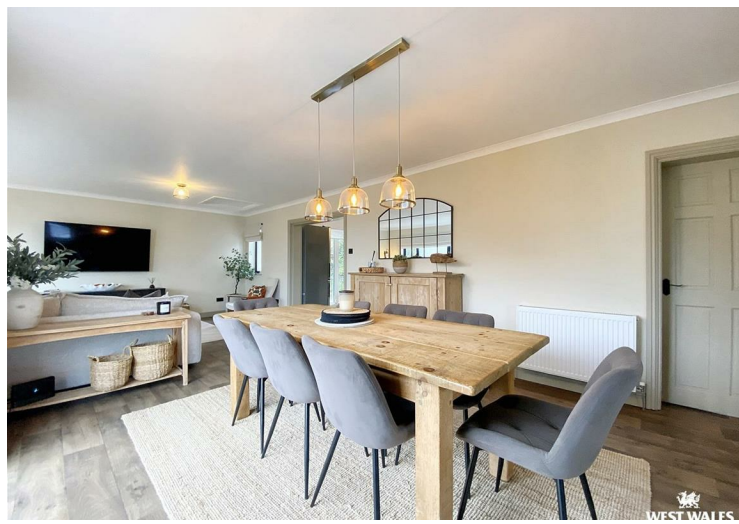
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The Agent that goes the Extra Mile



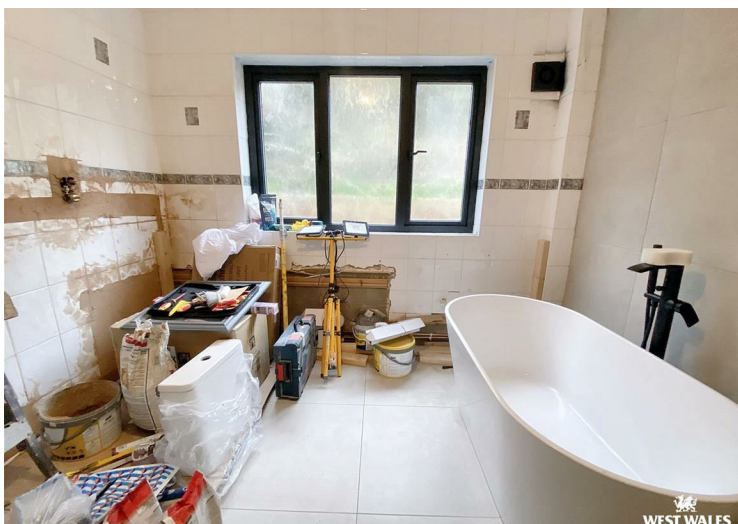
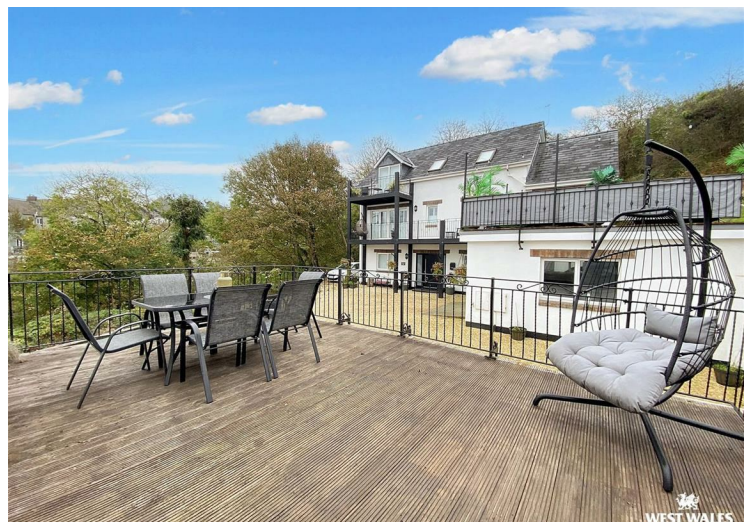
A brilliant opportunity to acquire an upside down style detached home, which boasts far reaching coastal views. Situated in an elevated position on Beach Road, Llanreath, this well presented coastal property has been lovingly updated by the current vendors. Offering further potential, the property would make a great family home, holiday home or investment. Viewing is highly recommended!

Benefitting from a contemporary decor throughout, the ground floor accommodation comprises; two double bedrooms, a further single bedroom currently utilised as a nurse, a family bathroom which is currently under renovation, and a separate w/c. A utility area also provides integral access into the garage. Designed with modern living in mind, the first floor showcases an impressive open plan living design. Ideal for entertaining all your family and friends, sliding patio doors also open out onto a balcony which also features those idyllic water views. The first floor is home to the modern kitchen, and a third double bedroom with an en-suite.

Externally, there is a decking area leading off the kitchen which provides a great outside seating space. Steps lead up to the currently overgrown elevated garden, which offers endless potential. The property provides an integral garage and driveway parking for 2-3 cars, with further on street parking available.



Pembroke Dock, or the Port of Pembroke, is located on the edge of the Milford Haven waterway, with its historic Royal Dockyard, and is now the site of the Irish Ferries terminal to Rosslare. There is a range of amenities in the locality, including hotels and guesthouses, superstores, retail parks, primary and secondary schools, leisure centre and a golf course. The lovely countryside of the Pembrokeshire Coast National Park is accessible via the coastal path, and there are many beautiful beaches within driving distance.



DIRECTIONS
From our offices in Pembroke proceed up the hill away from the town, continue along until reaching the top of Ferry Lane, turn left passing school on left, continue along passing the fire station in High Street/Pembroke Road, at T-junction turn right, continue straight along up St Patricks Hill, continue along until you reach Chapel Road, proceeding onto Beach Road. Follow the road down the steep hill to the shore and back up the hill to the left. The property will be on the right.
What/Three/Words:///noises.followers.duplicate
See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.