



## Druidston

Kiln Park | Burton | SA73 1NY

OIRO: £625,000 | Freehold | EPC: D



Bryce & Co is thrilled to present this charming three-bedroom detached property, set in the heart of the desirable village of Burton. With its privileged location, the home enjoys uninterrupted views of the Cleddau Estuary and benefits from a raised vantage point that enhances its appeal, promising a serene living environment ideal for a family.

The interior of the house is beautifully arranged, beginning with an inviting entrance hallway that leads to an open-plan lounge/dining area, flowing effortlessly into a well-equipped kitchen adorned with a comprehensive suite of wall and base units and integrated appliances. The residence comfortably accommodates three bedrooms alongside a contemporary bathroom equipped with a sleek, low-profile shower tray. The kitchen also offers access to the meticulously maintained rear garden. At the front, the property boasts a spacious driveway complemented by a single garage, ensuring ample off-road parking, and also features an expansive front garden, mainly laid to lawn. Pathways meander to the back where a secluded, terraced garden awaits, featuring an array of paved and decked areas perfect for enjoying the renowned Pembrokeshire sunshine. Furthermore, this home offers potential for expansion, either through a rear extension or the addition of a second storey, subject to obtaining the relevant planning permissions.

Burton is a vibrant community, enriched with amenities including the nearby Jolly Sailor public house/restaurant, a mere stroll away. Positioned approximately 8 miles south of Haverfordwest and 7 miles from Milford Haven, it's also conveniently close to Neyland Marina and the Cleddau Bridge, providing easy access to Pembrokeshire and the wider South Pembrokeshire area. The property is a gateway to the exquisite Pembrokeshire coastline, with Marloes Sands, Broad Haven, Freshwater East, and numerous other breathtaking beaches within easy reach.



### Entrance Hallway

A welcoming composite front door opens to reveal a spacious hallway, thoughtfully designed to accommodate coats, shoes, and more, set against a backdrop of stylish grey oak laminate flooring. This area serves as a hub, featuring a radiator and providing seamless access to the primary living areas, bedrooms, and bathrooms.

### Lounge

**8.45m x 4.26m (27'9" x 14'10")**

This generously proportioned lounge is defined by its grey oak laminate flooring, creating a cohesive and inviting atmosphere. At its heart stands an elegantly stone-built electric fireplace, surrounded by windows to the fore that frame tranquil views of the Cleddau Estuary. Complete with radiators for warmth and a TV point for entertainment.

### Sunroom

**3.79m x 3.33m (12'5" x 10'11")**

Echoing the interior elegance, the sunroom features grey oak laminate flooring, enriched with natural light and water views through windows to the fore and French doors opening onto the front patio. The inclusion of a radiator, alongside telephone and internet connections, ensures functionality.

### Kitchen

**4.70m x 4.39m (15'5" x 14'5")**

Expertly designed, the kitchen boasts tiled-effect cushioned vinyl flooring and is equipped with a comprehensive range of eye and base level units crowned with solid worktops. It includes an eye-level double oven, an electric stove beneath an extractor hood, and a double sink. The kitchen is further enhanced by an integrated dishwasher, plumbing for a washing machine, ample storage solutions, and pendant lighting illuminating the central breakfast table. Views are afforded by windows to the side and rear, with direct access to the patio via a uPVC door.

### Bedroom One

**4.17m x 4.13m (13'8" x 13'6")**

The primary bedroom offers carpeting underfoot, extensive built-in wardrobes, and a window to the fore that overlooks the front garden and beyond to water vistas. A radiator is also included.

### Bedroom Two

**4.06m x 3.68m (13'4" x 12'1")**

Featuring carpeting underfoot and built-in wardrobes, this bedroom is a peaceful retreat, with a window to the rear aspect and a radiator for warmth.

### Bedroom Three

**3.69m x 3.16m (12'1" x 10'4")**

This bedroom mirrors the thoughtful appointments of its counterparts, offering carpeting, built-in wardrobes, a rear aspect window, and a radiator.

### Bathroom

**3.06m x 2.42m (10'0" x 7'11")**

This room combines practicality with style, featuring waterproof tiled flooring and tiled walls. The shower boasts a rainfall head with glass screen and marble-effect paneling, complemented by a WC and sink with integrated vanity storage. A heated towel rail and mirror are included, with glazed windows to the rear aspect. An extractor fan ensures ventilation.

### Garage

The garage is practical and versatile, with an up-and-over door, electricity supply, and side aspect windows. It also provides rear access to the patio, making it an ideal space for vehicle storage or as a workshop.

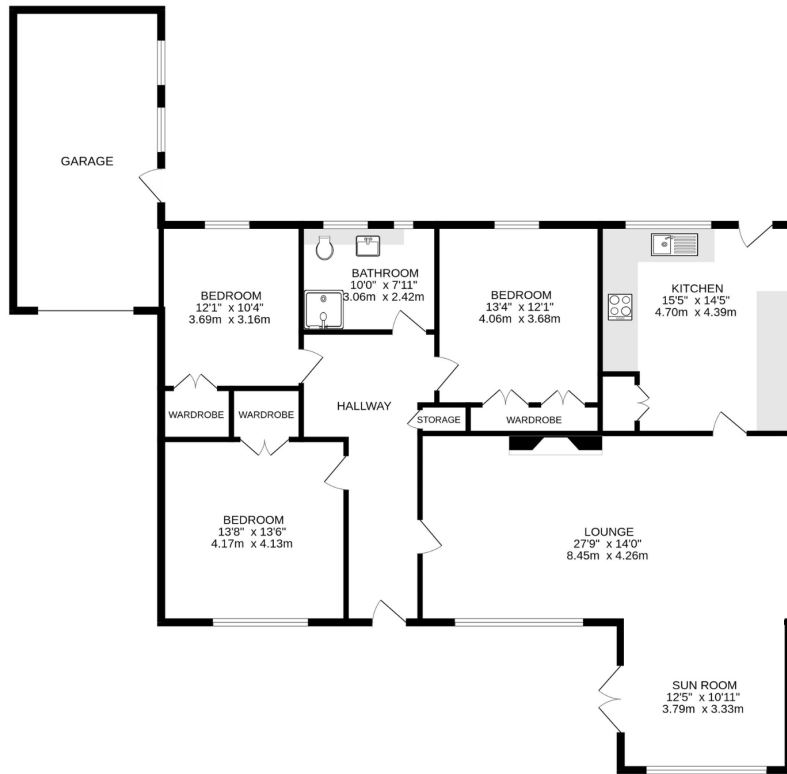
### Externally

Set on a generous plot of approximately 1/3 of an acre, the property features an expansive front garden, predominantly laid to lawn and secured by fencing. A private driveway accommodates multiple vehicles and leads to the garage. The front patio is a vantage point for enjoying the stunning Cleddau Estuary views, while the rear boasts a meticulously kept patio and a stepped, tiered garden lush with a variety of plants, trees, and shrubs, offering a verdant escape.

### Directions

From Milford Haven, turn right at the Horse & Jockey traffic lights onto Neyland Road (A477). Continue to the roundabout, take the 2nd exit onto A477. At the next roundabout, take the 3rd exit and stay on A477. Turn left before the Cleddau Bridge onto Trinity Terrace. At the junction, turn left and continue on Trinity Terrace. Turn left towards Jolly Sailor, proceed through the car park, and the property is near the end of the private lane on your left.





TOTAL FLOOR AREA: 1748 sq.ft. (162.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		72
(39-54)	E	58	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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