



1 Beech Close

Eastmoor Park | Cuffern | SA62 6HR

OIEO: £450,000 | Freehold | EPC: E



Bryce & Co is delighted to unveil this exquisite property located in the tranquil village of Cuffern, boasting idyllic panoramic views over the countryside towards Roch Castle. Perfectly positioned just 3 miles from the Pembrokeshire Coastal Path and the pristine, surfing haven of Newgale Beach, as well as the picturesque coves of Nolton and Druidston Haven, this home is a promise of serenity and scenic beauty.

Upon entering, guests are greeted by an elegant hallway that introduces the meticulously presented internal space. The heart of the home is a kitchen/breakfast room, fitted with a range of matching units and integrated appliances, blending functionality with style seamlessly. The expansive living/dining room, noted for its high ceilings and feature fireplace, offers a warm and inviting atmosphere for cosy evenings or hosting guests, with natural light and scenic views enhancing its charm. The ground floor hosts two double bedrooms, epitomising comfort and tranquillity. The inclusion of a shower room and bathroom on this level is a testament to modern living, each space thoughtfully designed for contemporary family needs. The ascent to the first floor reveals additional bedrooms and a shower room, enriched with bespoke windows that imbue the property with a distinctive character, offering versatility and expanded living space.

Externally, the property stands as a secluded haven, set back from the road, with a driveway capable of accommodating multiple vehicles and providing access to the detached garage. The property's perimeter, enhanced by wooden fencing with convenient gated road access, embraces the side and rear gardens. These beautifully maintained outdoor areas feature a large patio and lawn, serving as the perfect backdrop to appreciate the stunning countryside vistas, ideal for relaxation and family gatherings.



Porch

Featuring carpet underfoot, this welcoming area is ideal for shoe/coat storage and includes a boiler cupboard. Door leads to:

Entrance Hallway

With vinyl flooring underfoot, this central corridor provides access to the patio via French doors and connects to the kitchen, living areas, and bedrooms.

Kitchen

3.82m x 3.81m (12'6" x 12'6")

The kitchen is equipped with vinyl flooring and a range of matching eye and base level units topped with work surfaces. Tiled splash-backs, a double sink, and a selection of appliances including an AEG oven with gas hob are neatly integrated. Windows to the fore aspect fill the room with natural light, while an integrated storage cupboard features plumbing for a washing machine and tumble dryer.

Sitting/Dining Room

8.40m x 4.40m

This expansive room features oak flooring throughout and benefits from dual sets of French doors leading to the patio and an additional set facing the fore, maximising the influx of natural light. A gas fireplace with a marble surround provides a focal point, complementing the space allocated for both dining and relaxation.

Bedroom One

4.46m x 3.82m (14'8" x 12'6")

This bedroom offers carpet underfoot, built-in storage wardrobes, and tranquil views from the rear-facing window.

Bathroom

2.85m x 2.78m (9'4" x 9'1")

The bathroom features vinyl tiled-effect flooring, tiled walls, a WC, sink, and a roll-top bath. It's complemented by an extractor fan, storage cupboard, and a glazed window to the side aspect.

Bedroom Two

3.61m x 3.02m (11'10" x 9'11")

With carpet underfoot, this room is brightened by natural light from windows to the fore and rear.

Shower Room

This shower room offers tiled flooring underfoot, a corner shower enclosure with a glass screen, a WC, and a sink set in a vanity unit. A heated towel rail and a velux window add functionality.

Bedroom Three

4.31m x 3.71m (14'2" x 12'2")

Carpet underfoot and a distinctive circular window with shutters to the rear aspect, along with velux windows to the side aspects make this bedroom a serene retreat.

Bedroom Four

3.71m x 2.27m (12'2" x 7'5")

Offering carpet underfoot, a unique circular window to the fore, and a velux window to the side aspect, this bedroom offers a cosy ambience.

Shower Room

Featuring tiled flooring and walls, this second shower room is equipped with a shower with a rainfall head, WC, sink, heated towel rail, extractor fan, and a window to the rear aspect for natural ventilation.

Garage

5.99m x 3.57m (19'8" x 11'9")

This versatile space includes an up-and-over garage door, plus side access providing ample space for vehicle storage and a workbench.

Externally

The property benefits from a spacious private gravel driveway leading to a detached single garage. Pathways lead to the side and rear gardens, primarily laid to lawn with a beautiful patio area and BBQ deck ideal for outdoor entertainment that overlooks stunning countryside vistas. Fencing surrounds the rear garden area with convenient gated road access also available.

Directions

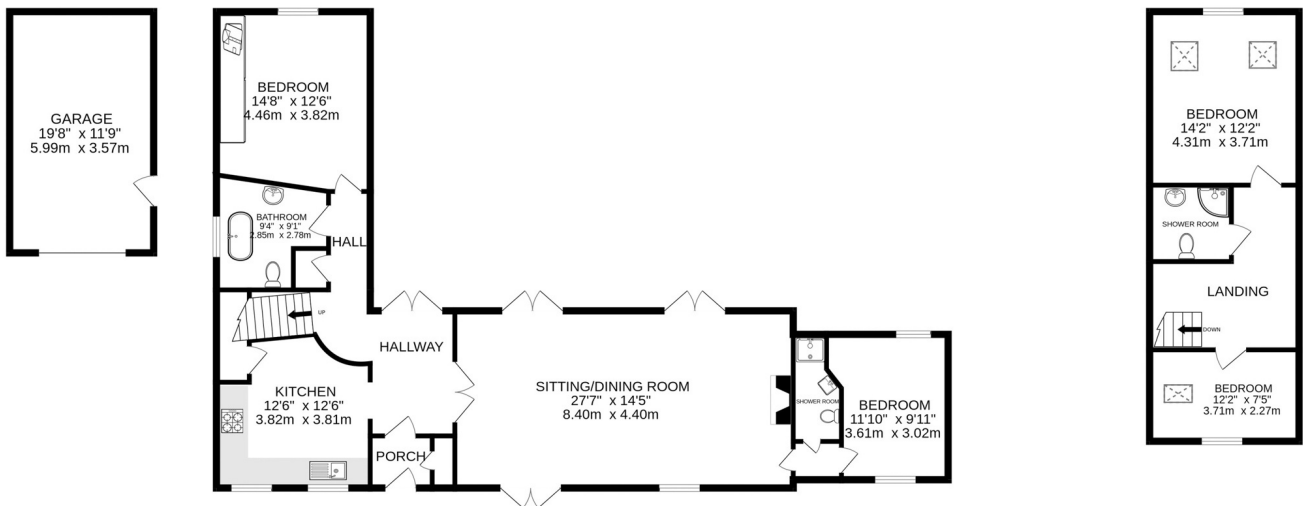
From Haverfordwest, proceed out on the St Davids Road (A487) continuing for approximately 6 miles into the village of Roch. Upon entering the village, turn right at the crossroads, proceed through the village passing Roch Castle. Continue on this road, taking the 2nd right for Cuffern. The entrance to Eastmoor Park can be found on your left with the property located on your right-hand side as indicated by our "For Sale" board.





GROUND FLOOR
1355 sq.ft. (125.9 sq.m.) approx.

1ST FLOOR
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 1781 sq.ft. (165.5 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		73
(39-54)	E	41	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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