



Pen Coed & The Cwtch, Pleasant Valley

Offers In Region Of £825,000

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ESTATE AGENTS

Pen Coed & The Cwtch, Pleasant Valley

Pen Coed is a stunning detached modern house situated in the popular village of Pleasant Valley, within easy walking distance to the coast at Wisemans Bridge and the famous resort of Saundersfoot which offers beautiful sandy beaches and a working harbour. The property was built by the current owners 14 years ago to a very high specification, with high quality features and spacious accommodation comprising Entrance Hall, and Two Large En Suite Bedrooms with Sun Terraces on the Ground Floor, open plan Lounge/Kitchen/Dining Room opening out onto a glass fronted Balcony, Utility Room and WC on the First Floor, and Two Further large Double Bedrooms and a Shower Room on the Second Floor. Externally there is ample off road parking for multiple vehicles, ideal for a motorhome or boat. The Cwtch is a self-contained One Bedroom One Bathroom Annex at the front of Pen Coed ideal for multi-generational living or for use as a Home Office.





THE PROPERTY

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Entrance Hall

Enter through slim profile aluminium door with etched frosted pane and four horizontal sidelites into spacious Hallway. Doors to



Shower Wet Room

4.14m x 1.68m (13'7" x 5'6")

High level frosted window to side. Fitted with matching modern suite comprising WC and wash hand basin with illuminated mirror above. Mains shower. Heated towel rail. Part tiled walls, tiled floor.

Bedroom 2

5.31m x 4.14m (17'5" x 13'7")

Slim profile aluminium French doors to front leading to Sun Terrace. Door to En-suite. Porcelain floor tiles.

Shower Wet Room

4.14m x 1.65m (13'7" x 5'5")

High level frosted window to side. Fitted with matching modern suite comprising WC and wash hand basin with illuminated mirror above. Mains shower. Heated towel rail. Part tiled walls, tiled floor.



First Floor Landing

Oak staircase with glass balustrade continuing to the second floor. Door to Lounge, Kitchen, Diner. Window to rear.

Lounge/Kitchen/Dining Room

10.34m x 5.41m (33'11" x 17'9")

Amazing open plan living space. Window to front. Two sets of slim profile aluminium frame bifold doors to front, leading to a glass fronted balcony. French doors to rear leading to the garden. Door to Utility.

Bespoke contemporary German kitchen. High gloss units along one wall. Large island with quartz worktop and space for four seats. Inset stainless steel sink with mixer tap with quartz drainer. Quality integral appliances comprising four ring electric hob with stainless steel extractor fan over, wine chiller, double Neff oven, American style Neff Fridge Freezer, microwave, coffee machine and dishwasher.

Rotating contemporary log burner with



extractor fan over, wine chiller, double Neff oven, American style Neff Fridge Freezer, microwave,

Balcony

Running the entire width of the front of the house this glass fronted paved balcony offers a fantastic space for al fresco dining and relaxing in the sunshine.

Utility Room

Glazed door to rear giving access to the garden. Door to WC. High level window to side. Fitted with a range of wall and base units with matching worktop. Space and connection for washing machine and tumble drier. Floor standing oil central heating boiler. Tiled floor.

WC

Fitted with matching modern suite comprising WC and wash hand basin. Tiled floor. Extractor.





Second Floor Landing

Two Velux windows to the rear over the stairs. Doors to all rooms.

Bedroom 3

6.35m x 3.61m (20'10" x 11'10")

Velux window to rear. Apex window to front. Bespoke oak lined fitted wardrobes.

Bedroom 4

6.35m x 2.79m (20'10" x 9'2")

Velux to rear. Apex window to front. Bespoke oak lined fitted wardrobes.



Shower Room

Velux to front. Mains shower enclosed in glazed enclosure, Matching modern suite comprising wash hand basin with mixer tap and WC. Heated towel rail. Extractor fan. Part tiled wall. Tiled floor.

Externally

The property is approached from the front over a shingle driveway which provides ample off road parking for several vehicles and is ideal for a boat or motorhome. Paved steps lead through gated access at the side of the house to the pristine low maintenance Mediterranean style garden, with paved flagstones, white rendered walls and mature shrubs, trees and floral borders. The garden is a real suntrap and enjoys tranquil rural views over the local countryside. A six person hot tub is also included in the sale

THE CWTCH

The Cwtch is a beautifully presented self



Lounge/Kitchen/Dining Room

5.49m x 5.18m (18'0" x 17'0")

Enter through slim profile aluminium door with etched frosted panes into open plan living space. Two windows to front. Staircase with glass balustrade to First Floor. Door to Shower Room. Doors to two large closets, one housing wall mounted Vaillant LPG combi boiler. Tiled floor. Fitted with a range of wall and base units with matching worktop and contrasting breakfast bar with space for two seats. Inset stainless steel sink and drainer with mixer tap over. Integral 4 ring LPG hob and electric oven and grill with extractor over. Integral dishwasher. Space and connection for under counter fridge freezer. Part tiled walls. Tiled floor. Ample space for lounge suite

Shower Room

Frosted window to side. Fitted with matching modern suite comprising WC and wash hand basin in vanity unit with illuminated mirror above. Waterfall shower in walk in glazed enclosure. Fully tiled walls and floor.

Property Information

We believe the property to be Freehold.
Pen Coed has zoned oil fired under floor heating with individual thermostatic controls for each room., and solar heated hot water system.

The Cwtch has LPG central heating.
Private drainage with it's own treatment plant.
Pen Coed has a restrictive covenant which does not allow commercial holiday letting.

Council Tax Band B

Directions

From Tenby proceed north towards Kilgetty.
At the first roundabout with the A477 turn right towards St Clears then take the first right turn signposted Amroth/Stepaside. Take the first left turn next to Cromwell Court Flats, then take the next left turn which will lead under a bridge. Pen Coed will be found on the left after about a mile and a half, as indicated by out For Sale board.





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