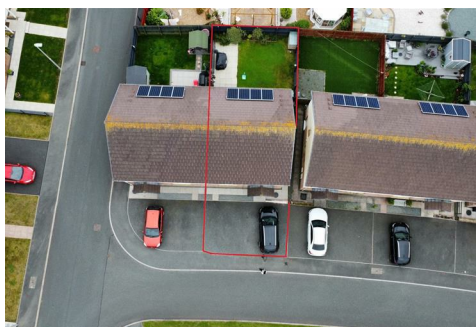




17 Cedar Terrace, Steynton, SA73 1EX

Offers In The Region Of £267,500

- *Prime Location: Situated in the highly sought-after, well-established Myrtle Meadows development.
- *Award-Winning Build: Crafted by acclaimed local builders renowned for quality and style.
- *Spacious Layout: 3 generously sized bedrooms and 3 modern, well-appointed bathrooms.
- *Open-Plan Living: Beautiful open-plan kitchen–diner overlooking the garden—ideal for family life and entertaining.
- *Private & Secure Outdoors: South-facing garden is fully enclosed, offering both security and tranquillity.
- *Parking: Parking for two vehicles at the fore, enhancing kerb appeal.
- *Idyllic Outlook: The house faces a lush, green communal area—adding charm, openness, and community feel.
- *Peace of Mind: Comes with the remaining NHBC Buildmark guarantee.
- * EPC rating of B

Description/Situation

17? Cedar Terrace, Myrtle Meadows offers an unparalleled opportunity in a much sought-after, well-established development crafted by award-winning local builders. This beautifully presented, high-specification 3-bedroom, 3-bathroom home sits opposite a charming green area, fostering a peaceful, community-focused atmosphere. Inside, a lovely open-plan kitchen-diner to the rear overlooks the lovely, south-facing garden, making it perfect for family life and entertaining. The property benefits from the remaining NHBC Buildmark guarantee—and features private off-road parking for two vehicles to the front. Meticulous presentation, quality craftsmanship, and thoughtful modern living spaces combine here in a move-in-ready home in one of the area's most desirable locations.

Entrance Hallway



Property entered via part obscure composite door, oak flooring, radiator, stairs leading to first floor landing, doors into lounge, kitchen and W.C.

Lounge



Double glazed window to fore, oak flooring, radiator, glazed French doors through to kitchen/diner.

Kitchen/Diner



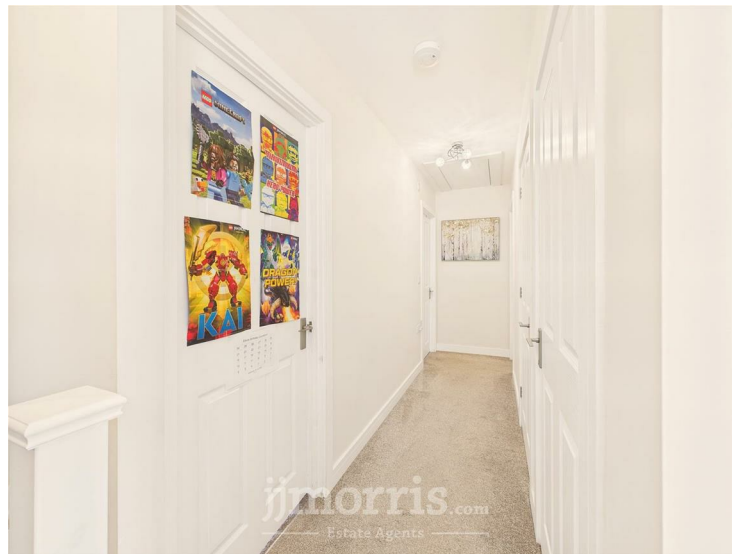
Double glazed window to rear, pvc French doors to rear leading out to garden space, obscure pvc door to side, a range of high gloss wall and base units with a high gloss work surface over, composite double sink and drainer with chrome mixer tap over, integral 5 ring gas hob with extractor hood over, integral eye level oven and grill, integral fridge/freezer, plumbing for washing machine, cupboard housing wall mounted gas boiler, spotlights, radiator, partial oak floor, partial slate effect tile floor.

W.C.



Obscure double glazed window to side, half height wall tiles, oak flooring, radiator, low level w.c, wash hand basin.

First Floor Landing



Double glazed window to side, loft access - loft space fully boarded, fitted cupboard space, doors leading to bedrooms and bathroom.

Bedroom 1



Double glazed window to rear, radiator, fitted wardrobe space, door through to ensuite.

Ensuite



Obscure double glazed window to rear, full height wall tiles, tiles to floor, low level w.c, wash hand basin, shower enclosure with chrome double shower heads and power shower, extractor fan, wall mounted chrome heated towel rail.

Bedroom 2



Double glazed window to fore, radiator, fitted wardrobe space.

Bedroom 3



Double glazed window to fore, radiator, fitted wardrobe space.

Bathroom



Obscure double glazed window to rear, full height wall tiles with feature wall, tiles to floor, low level w.c, wash hand basin, bath with mixer tap and shower attachment, fitted storage cupboard, extractor fan, wall mounted chrome heated towel rail.

Externally



To the front of the property, you'll find a private parking area with space for two vehicles, ensuring secure, off-road convenience; this is complemented by secure gated side access, leading seamlessly through to the rear—providing easy entry to the garden while maintaining privacy. Opposite the house lies a beautiful, lush green space, offering serene, leafy outlooks and enhancing the sense of peace and community that defines this sought-after setting.

To the rear of the property lies a well-maintained, south-facing garden, thoughtfully designed to capture sunlight all day. It features a generous paved patio, ideal for al fresco dining or lounging, which transitions seamlessly into an expansive lawn edged by borders planted with small ornamental trees and shrubs. The mature planting ensures the garden feels private and secure, yet retains an open, welcoming ambience—perfect for family life, entertaining, or simply enjoying tranquility in a secluded, sunlit retreat.

Services & Utilities

Heating Source: Gas

Services:

Electric: Mains

Water: Mains

Drainage: Mains

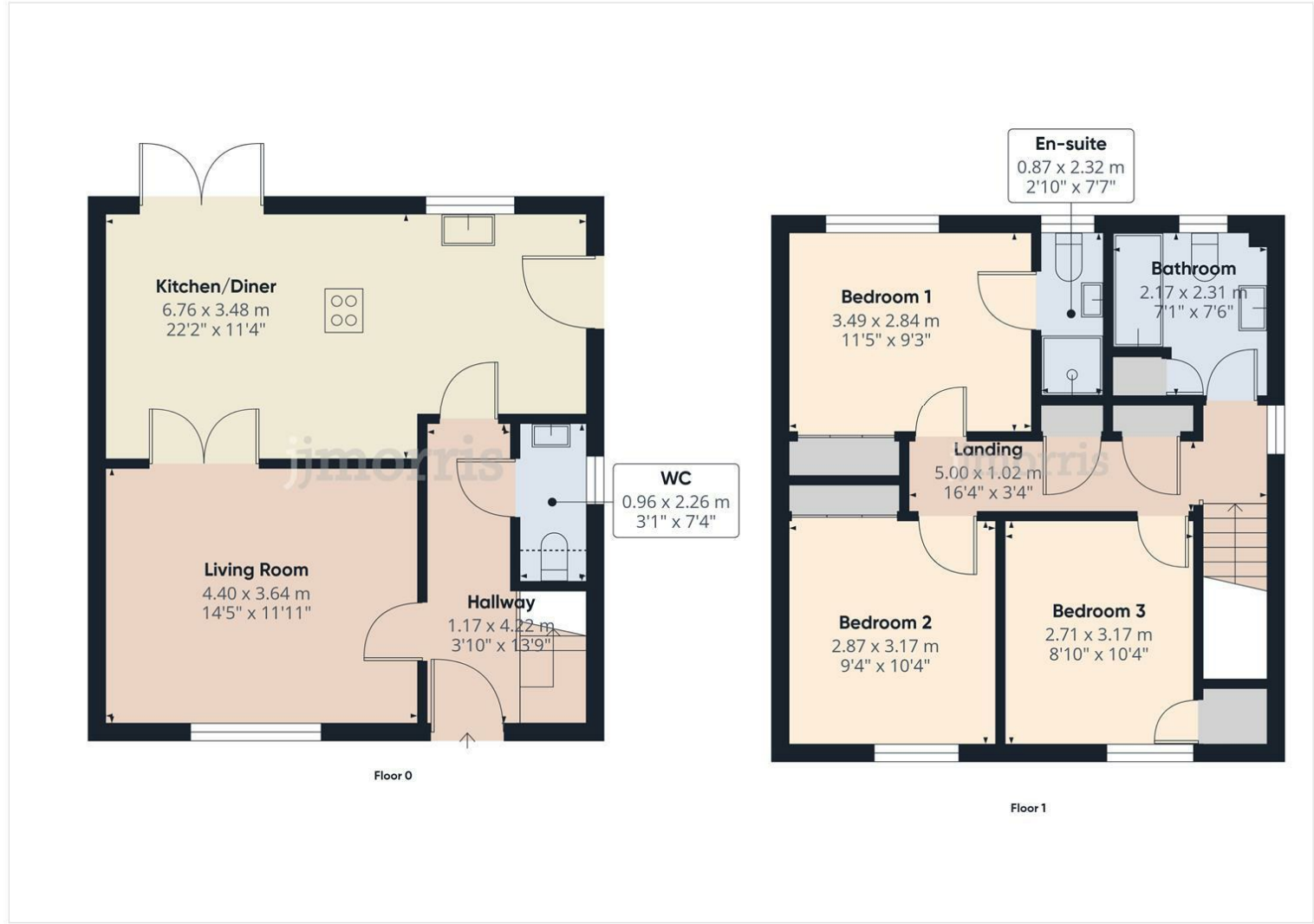
Broadband/Wireless: Connected

Tenure: Freehold

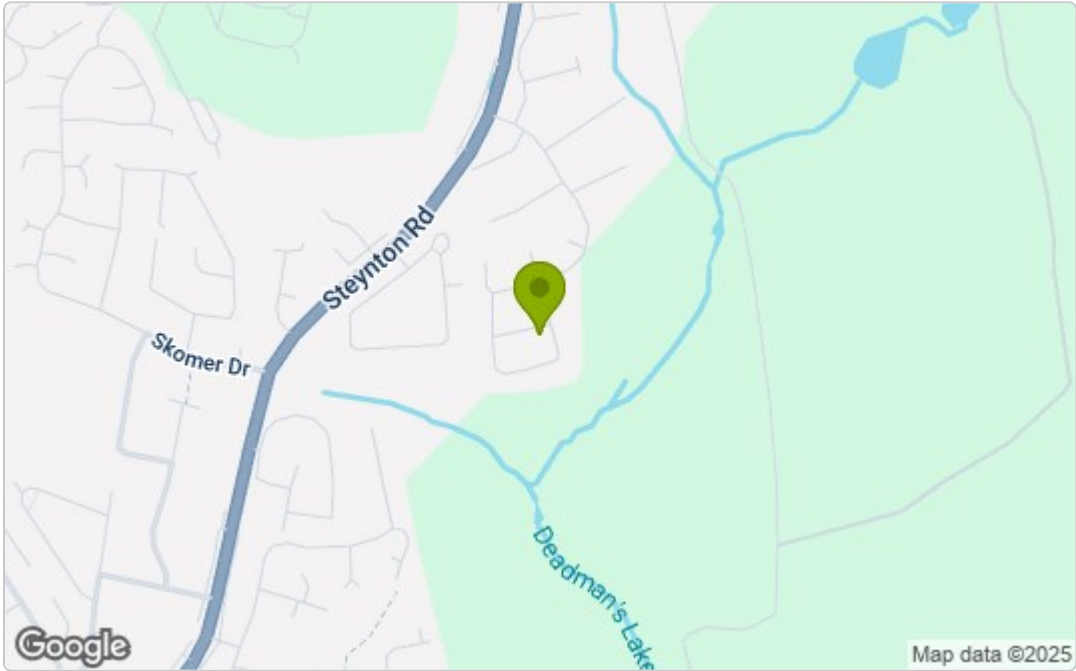
Local Authority: Pembrokeshire County Council

Council Tax: Band D

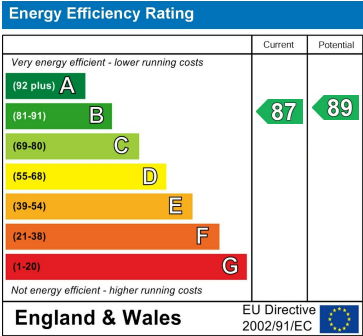
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.