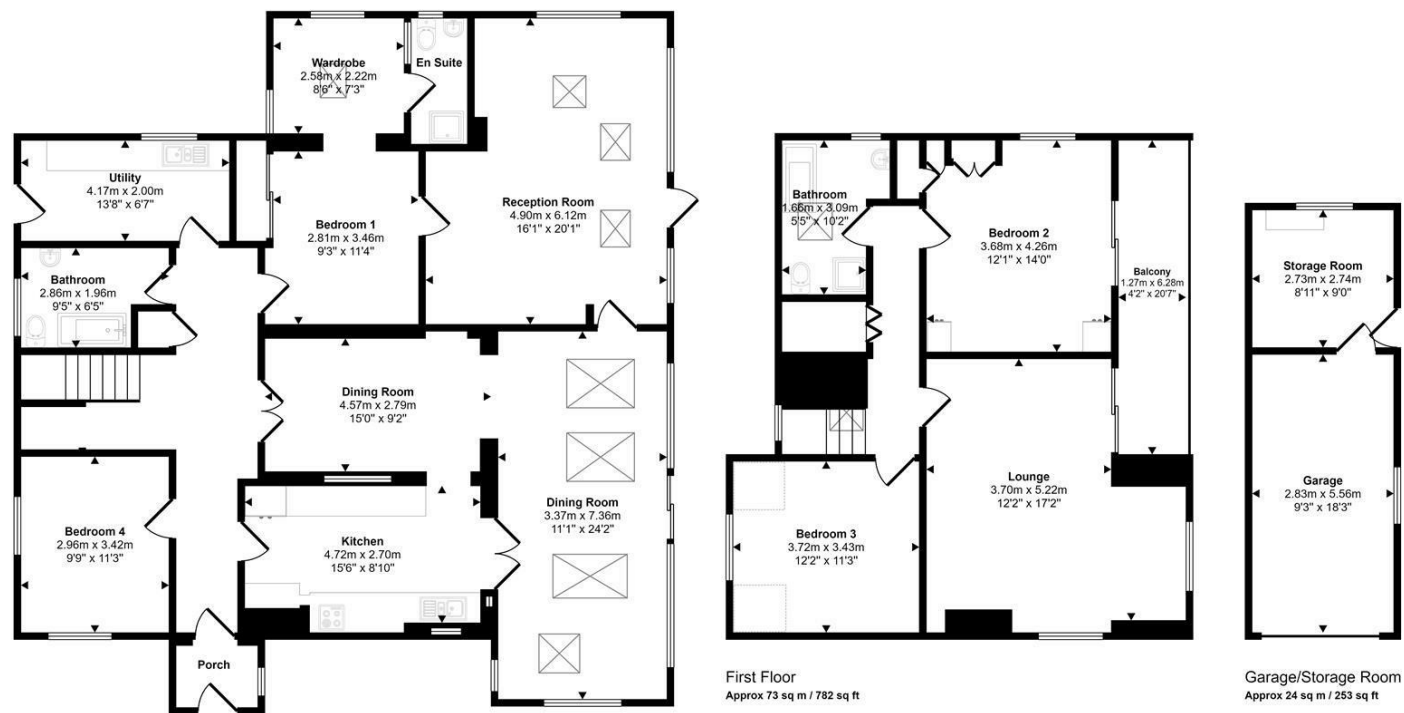


Approx Gross Internal Area
250 sq m / 2696 sq ft



Ground Floor
Approx 154 sq m / 1661 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 'F'

ref: /ADD/07/23/CPS/07/23 OKCPS

FACEBOOK & TWITTER
 Be sure to follow us on Twitter: @ WWProps
<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

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA
 EMAIL: milford@westwalesproperties.co.uk

TELEPHONE: 01646 698585

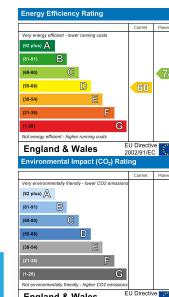


9 Meadow Park, Burton, Milford Haven, Pembrokeshire, SA73 1NZ

- Detached Property
- Detached Garage & Off Road Parking
- Village Location
- Oil central Heating
- Four Reception Rooms
- Four Bedrooms
- Ideal for Multi Generational Living
- Driveway
- Balcony
- EPC D

Offers In Excess Of £475,000

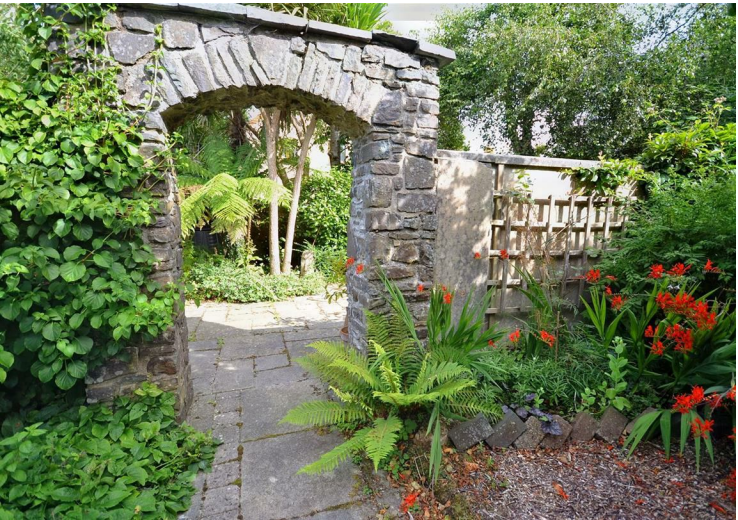
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The Agent that goes the Extra Mile





This well presented four bedroom detached property is located in the sought after area of Burton, a beautiful village, situated only a short distance from the Cleddau Estuary. This property would make a lovely family home, and with a well thought out design would be perfect for multi generation living.

The property briefly comprises of a vestibule, entrance hall, fully fitted kitchen with rayburn, dining room, a further two spacious reception rooms with Velux windows and sliding doors opening out to the garden, two double bedrooms one with its own en-suite and living area to the ground floor. The central staircase leads you to the first floor which boasts of two further double bedrooms, one with balcony to enjoy the wonderful garden view, a family room also with access to the balcony and family bathroom.

Externally the property has a drive way to allow for multiple parking, detached garage with workshop, a further workshop, a summerhouse, and a fabulous garden with mature shrubs and well maintained borders. The gravelled pathways leading you all around the garden really does give it that 'secret garden' feel. The front of the property also has a gravelled garden.

This perfect property has so much to offer and in a great location. you can not fully appreciate all it has to offer without viewing.

There is a range of amenities in and around the village has Burton including a country house hotel and The Jolly Sailor public house/restaurant. The village of Burton is located some 8 miles south of the County Town of Haverfordwest and 7 miles to Milford Haven, a short distance to Neyland Marina and the Cleddau Bridge, which gives access to Pembroke and South Pembrokeshire. The property is within the catchment area of two sought after schools - Cleddau Reach and Haverfordwest High. The stunning Pembrokeshire coastline is within easy reach, with beautiful sandy beaches at Marloes Sands, Broad Haven and Freshwater East.



DIRECTIONS

From our office in Milford Haven, head down for Hamilton Terrace and turn left heading towards Great North Road and then onto Steynton. Once at the traffic lights with the Horse & Jockey opposite, turn right onto Neyland Road (A477) continue on this road until reaching the roundabout take 2nd exit and stay on A477, at the second roundabout take 3rd exit staying on A477, take the left turn before the Cleddau Bridge onto Trinity Terrace at the next junction turn left and continue on Trinity Terrace, take a right turn onto Church Road, then take a right onto Meadow Park, the the property will be found on the left hand side of the private road. What3words scorching.shipyards.intricate

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.