



"Ty Landsker" Houghton, Milford Haven, Pembrokeshire, SA73 1NN

- Detached New Build Family Home
- Gated Entrance
- Budget included for Flooring
- Garden to Front, Side & Rear
- Annexe over Garage
- Five Bedrooms
- Driveway & Detached Garage Parking
- Air Source Central Heating & UPVC Double Glazing
- Village Location
- EPC Rating: A

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.

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£700,000

Summary

Welcome to Ty Landsker, an executive newly built family home located in the charming area of Houghton, on the periphery of Milford Haven and Haverfordwest sitting in a plot of approximately 0.23 acres.

This detached house boasts a modern and high-quality finish throughout, offering a luxurious living experience for you and your loved ones.

As you step inside, you are greeted by the double-height ceiling, bathed in light from the Velux window above and an oak staircase. Sliding pocket double doors lead through to the living/dining area grants access via bi-fold doors to the garden, with a patio seating area and lawn making it the perfect space to entertain guests or spend time with your family. A further reception room lends itself to being a study/office or secondary living room. The modern kitchen/breakfast room enjoys triple-aspect windows and doors, also leading through to the patio. There is also a shower room and utility room on the ground floor. The property benefits from underfloor heating on the ground floor.

Upstairs are four well-proportioned bedrooms, with an en-suite serving the principal suite. A separate family bathroom provides convenience and comfort for the whole family.

The entrance has the option for electric gates to be fitted by the purchaser, providing both security and privacy for you and your family. The sloping driveway parking offers space for numerous vehicles, while the detached double garage offers additional parking and storage, with further accommodation space above, perfect as a work-from-home space or for visitors to relax..

This thoughtfully designed and impeccably finished property would make an ideal family home. Don't miss out on the chance to own this stunning detached house in the village of Houghton. Contact us today to arrange a viewing and experience the beauty of this exceptional home for yourself.

Location

The village of Houghton is a rural village conveniently located 6.5 miles south of the county town of Haverfordwest, 8 miles east of Milford Haven., and 5 miles north of Pembroke. It is also 1.5 miles from the Cleddau Estuary at Burton, with its popular Jolly Sailor pub, and 5 miles from Neyland Marina.

The nearest primary school is the Cleddau Reach VC Primary school at Llangwm.

Haverfordwest has lots to offer including a selection of primary schools, secondary schools, further education college, hospital, multi screen cinema, theatre, high street, retail parks and supermarkets. Within a few miles of the village is the stunning Pembrokeshire coastline and its numerous popular beaches.



DIRECTIONS

From our Milford office head towards Neyland carrying straight on at the first roundabout and at the second roundabout go straight ahead (signposted Pembroke Dock). Take a left turn just before the bridge and proceed through the village of Burton. Once you reach the village of Houghton, continue along, where you will find Ty Landsker on the left hand side at the end of the village. What3Words: financial.station.blockage

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.
 TENURE: Freehold
 SERVICES: We have not checked or tested any of the services or appliances at the property.
 Property has Mains Drainage, Mains Electric, Mains Water
 HEATING: Air Source
 TAX: E

We would respectfully ask you to call our office before you view this property internally or externally

SSG/ESL/10/24/OK EJL

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AERIAL VIEW



