Approx Gross Internal Area
146 sq m / 1572 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.
TAX: Band D

AJW/CFH/09/26/OK/AJW

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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,

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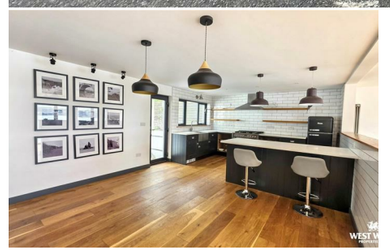
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TELEPHONE: 01646 698585

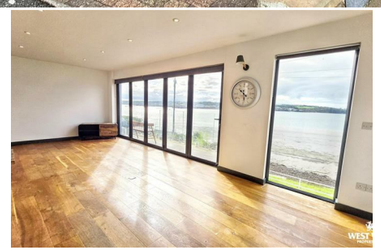
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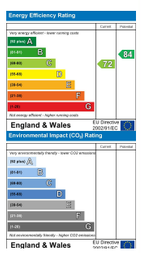






45 Church Road, Llanstadwell, Milford Haven, Pembrokeshire, SA73 1EB

- Semi-Detached House
- Spectacular Haven Views
- Open Plan Living Space
- Tiered Garden To Rear
- Off Road Parking
- Fantastic Waterside Location
- Bi-Fold Doors and Balcony
- Three En-suite Double Bedrooms
- No Onward Chain
- EPC Rating: C



Price £400,000

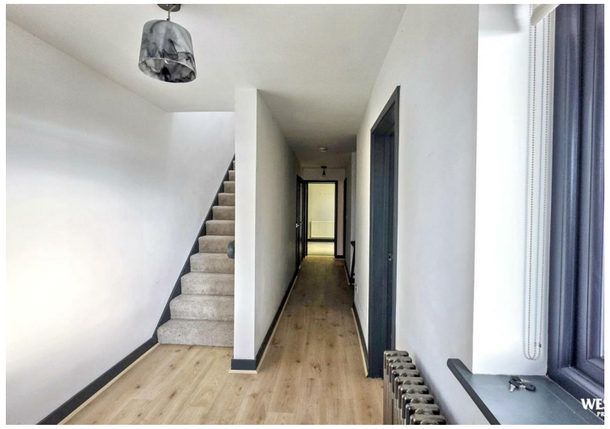
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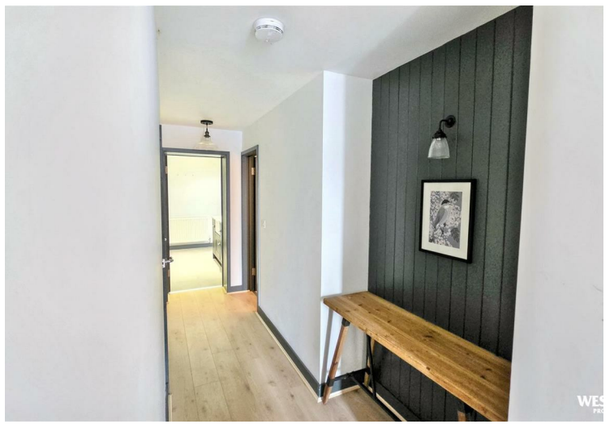
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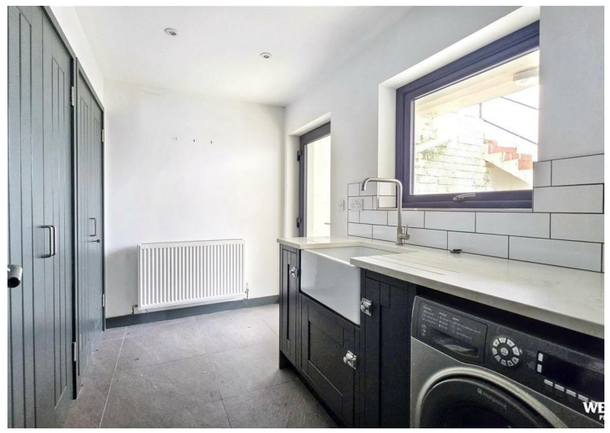
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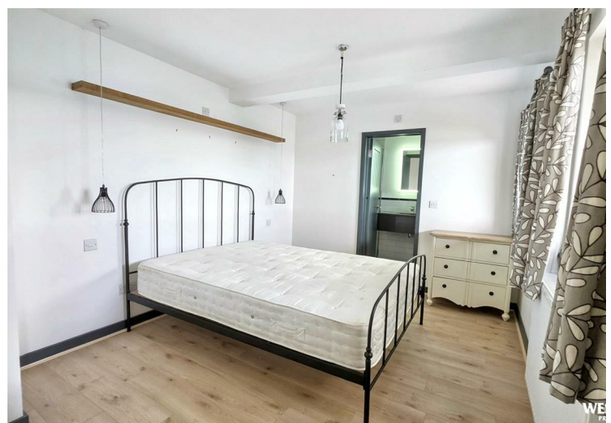


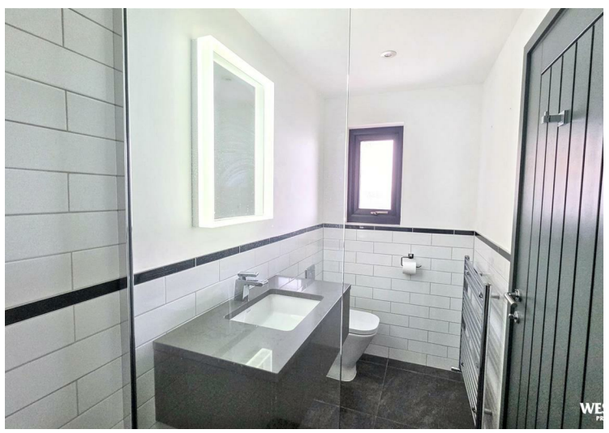


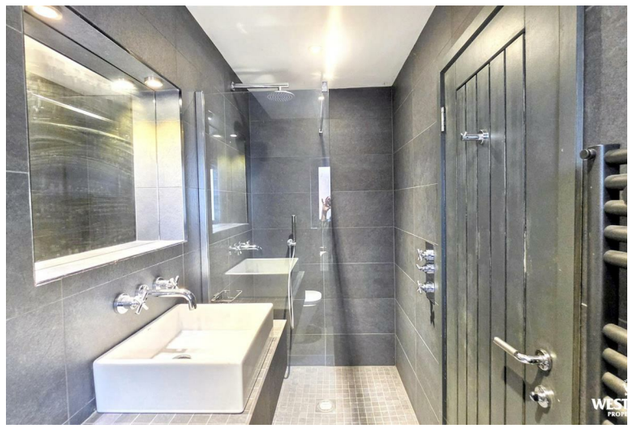


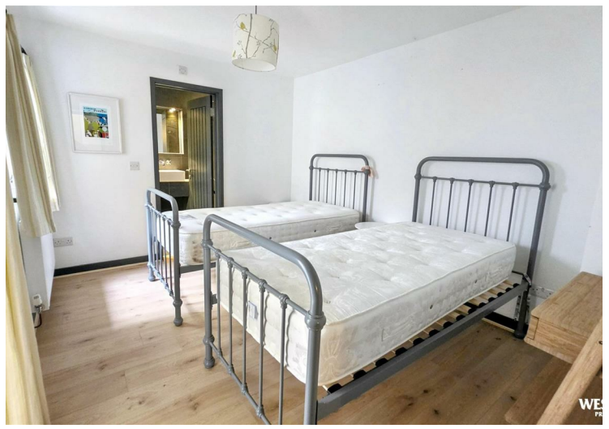












A modern three-bedroom home occupies an elevated position overlooking the Cleddau Estuary, with far-reaching water views. Situated in the waterside village of Llanstadwell. Designed with an "upside-down" layout to take advantage of its setting, the property combines contemporary styling with versatile accommodation arranged over two floors.

The property is entered at ground-floor level into an entrance hall, with a cloakroom/WC and stairs leading to the first floor. Two double bedrooms are located on this level, both benefiting from their own en-suite shower rooms. A utility room provides useful additional storage and has a door opening onto an outside patio area.

The first floor has been arranged to maximise the outlook across the estuary. The main bedroom benefits from an en-suite bathroom and French doors opening directly onto the rear garden. Also on this level is the open-plan kitchen, living and dining area, creating a sociable main living space. The fitted kitchen provides a range of wall and base units, while wood flooring continues through the living area.

A particular feature of the property is the full-length bi-fold doors that open directly onto a balcony with glass balustrading, allowing the views to take centre stage. From here, the elevated position provides an extensive outlook across the Cleddau Estuary, with the changing tides and waterside scenery providing an ever-changing backdrop to the home. The interior has a modern monochrome style, complemented by wood-panelled walls, contemporary kitchen and bathroom fittings. Further benefits include gas central heating and UPVC double glazing.

Externally, a block-paved driveway to the front provides off-road parking for two vehicles. To the rear, the tiered garden offers a choice of outdoor areas, including a patio and gravelled sun terrace. A spiral staircase connects the different levels, with the elevated areas providing further views towards the water. Offered for sale with No Onward Chain!







DIRECTIONS

Leaving the Milford Haven office, go straight down the hill to Hamilton terrace and turn left. Follow this road out of the town until you come to the traffic lights in Steynton with the Horse and Jockey pub opposite. Turn right and head for Neyland. Once at Honeyborough Roundabout take the fourth exit into Neyland. Head through the town for approximately half a mile and at the monument, turn right and go down Riverside Avenue. At the T junction at the bottom of the hill, turn right and follow this road until you see the turning on your left for Llanstadwell. Turn onto this road, over the bridge and continue for approx 0.5 miles and the property will be on your right. What3Words reference: waltzes.bolsters.love

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