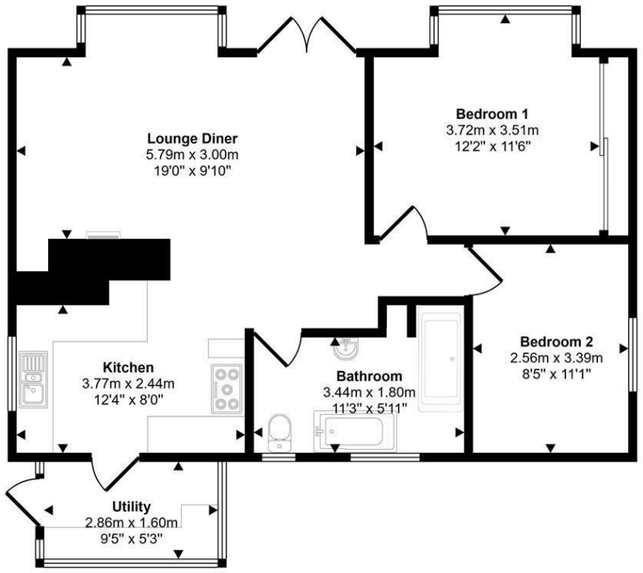
Approx Gross Internal Area
73 sq m / 787 sq ft



Floorplan

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 C

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

HC/ESL/06/26/ok

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

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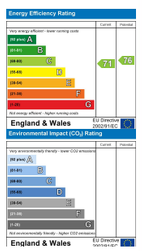




Sunnyhill Beach Road, Llanreath, Pembroke Dock, Pembrokeshire, SA72 6TP

- Detached Bungalow
- Off Road Parking
- Close To Golf Course And Shore
- Balcony With Pretty Woodland Outlook and Glimpses Of The Haven
- No Onward Chain
- Two Double Bedrooms
- Popular Coastal Location
- Beautifully Presented
- Tiered Garden To Rear
- EPC Rating C

Price £250,000



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The Agent that goes the Extra Mile



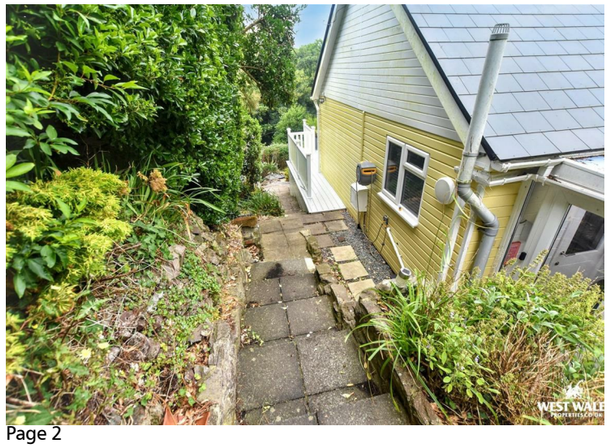


















Sunnyhill is a beautifully presented detached timber-framed bungalow, occupying an enviable elevated position on the hillside, offering a wonderful sense of privacy whilst remaining within easy reach of the town and its amenities. Lovingly maintained by the current owners, the property has been finished to a high standard, creating a stylish and welcoming home ready to move straight into.

The accommodation is centred around an attractive open-plan living area. The lounge features a charming wood-burning stove, providing a cosy focal point, while the adjoining dining area enjoys French doors opening onto the outside, seamlessly connecting the indoor and outdoor living spaces. The modern fitted kitchen is well-appointed with ample storage, an enamel sink, and space for a range cooker.

There are two double bedrooms, with the principal bedroom benefitting from mirrored fitted wardrobes and a bay window overlooking the rear garden. The contemporary family bathroom includes a luxurious freestanding bath and a walk-in shower, while an entrance porch provides a practical space for coats and shoes.

Externally, Sunnyhill continues to impress with a driveway providing off-road parking for two to three vehicles, leading to a pedestrian pathway down to the property. The rear garden is predominantly laid to decorative gravel and complemented by a useful garden shed. A superb raised balcony provides the perfect spot to relax and enjoy glimpses of the haven to the west, with the attractive backdrop of mature woodland creating a peaceful setting

Offered to the market with no onward chain, Sunnyhill presents a rare opportunity to acquire a beautifully finished home in a sought-after location. Early viewing is highly recommended to fully appreciate all that this delightful property has to offer.







DIRECTIONS

From our office in Pembroke proceed up Bush Hill in the direction of Pembroke Dock and continue along until you reach the top of Ferry Lane. Turn left at the traffic lights, passing the entrance to Pembroke School and continue until you reach the T Junction at the end. Turn right and follow the road round, bearing left at the fork on Victoria Road. Follow this road all of the way into Llanreath. As you come to a T type junction, Beach Road is to the left. Sunnyhill is located a little to the right of this sign. At the top of the hill to the right. What3Words: ///added.spill.imperious

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