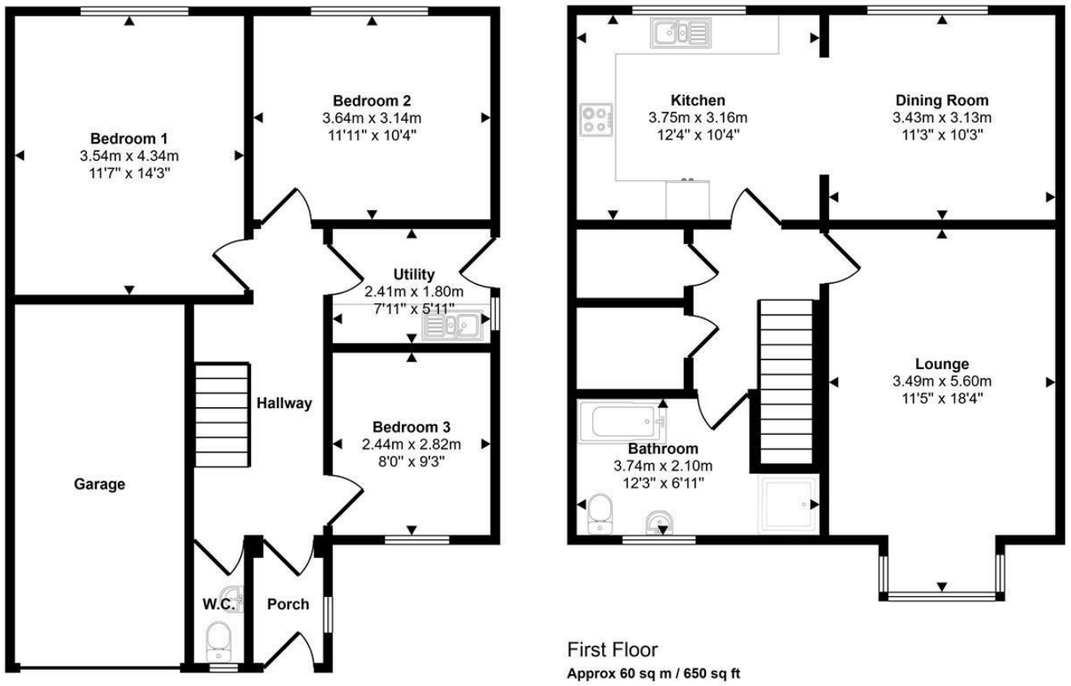
Approx Gross Internal Area
129 sq m / 1393 sq ft



Ground Floor
Approx 69 sq m / 743 sq ft

First Floor
Approx 60 sq m / 650 sq ft

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: 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, Mains Gas
HEATING: Economy 7 Storage Heaters
TAX: D

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

HC/ESL/05/25/OK

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

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
EMAIL: pembroke@westwalesproperties.co.uk
TELEPHONE: 01646 680006

01646 680006
www.westwalesproperties.co.uk



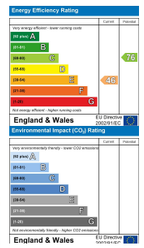






Highbury Beach Road, Llanreath, Pembroke Dock, Pembrokeshire, SA72 6TP

- Semi-Detached House
- Very Well Presented
- Three Bedrooms
- Close To The Shore
- Sought After Location
- Upside Down Design
- Two Reception Rooms
- Well Tended Garden
- Driveway And Garage
- EPC Rating: E



Offers In Excess Of £230,000

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The Agent that goes the Extra Mile













Highbury is a very well presented semi detached house located in the sought after area of Beach Road, Llanreath. This delightful semi-detached house offers is just a short walk to the shoreline and boasts a unique upside-down layout that maximises the stunning view of the estuary and the nearby golf course.

The layout of the property briefly comprises of an entrance hall, WC, utility room and three well proportioned bedrooms on the ground floor. Steps lead up to the landing area with excellent storage space, which leads to a comfortable living room with a bay window displaying the lovely views, an open plan kitchen with adjoining dining room, and a family bathroom. The property is served by double glazing and economy 7 storage heating.

Externally, a door from the utility room leads out to the rear garden, which is laid to lawn with a decked seating area at the rear. To the front is a further lawned garden adding curb appeal, a driveway providing off road parking and access to the single garage which has electricity and a mezannine floor for added storage space.









This semi-detached house is an exceptional opportunity for anyone looking to embrace a lifestyle that combines comfort, style, and breathtaking views. Whether you are a first-time buyer or seeking a new family home, this property is sure to impress. Don't miss the chance to make this unique house your own.

Pembroke Dock, is located on the edge of the Milford Haven waterway, with its historic Royal Dockyard, and is now the site of the Irish Ferries terminal to Rosslare. There is a range of amenities in the locality, including superstores, retail parks, primary and secondary schools, leisure centre and a golf course. The lovely countryside of the Pembrokeshire Coast National Park is accessible via the coastal path, and there are many beautiful beaches within driving distance.



DIRECTIONS

From our offices in Pembroke proceed up the hill away from the town, continue along until reaching the top of Ferry Lane, turn left passing school on left, continue along passing the fire station in High Street/Pembroke Road, at T-junction turn right, continue straight along up St Patricks Hill, continue along until you reach Chapel Road, proceeding onto Beach Road. Follow the road round to the left and the property will be found on the left hand side.
What3Words:///gobbling.footballers.landlords

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