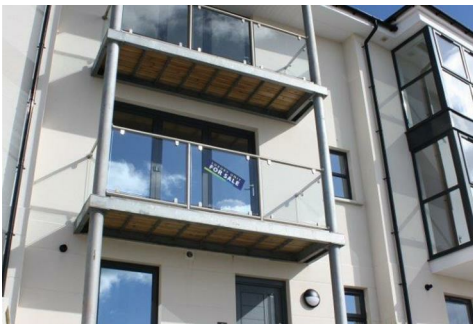


Coastal House, Narberth Road,
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COASTY
Property & Estates



7 The Crescent
Pembroke, Pembrokeshire SA72 6GL

Offers in the region of £179,950

Coasty is proud to offer for sale a modern luxury development of 5 three storey houses. All of the houses have fabulous estuary views, and just a short walk to the waterside. . Finished to a very high standard, this property would serve as a family home, or a perfect holiday letting proposition.

Entrance Hall



A wooden door leads into the hallway, with wooden flooring, stairs to the first floor, uPVC double glazed window to front, radiator, door into utility room.

Utility Room

7'9" x 4'10" (2.36m x 1.47m)



A wooden door leads into the hallway, with wooden flooring, stairs to the first floor, uPVC double glazed window to front, radiator, door into utility room.

Shower room

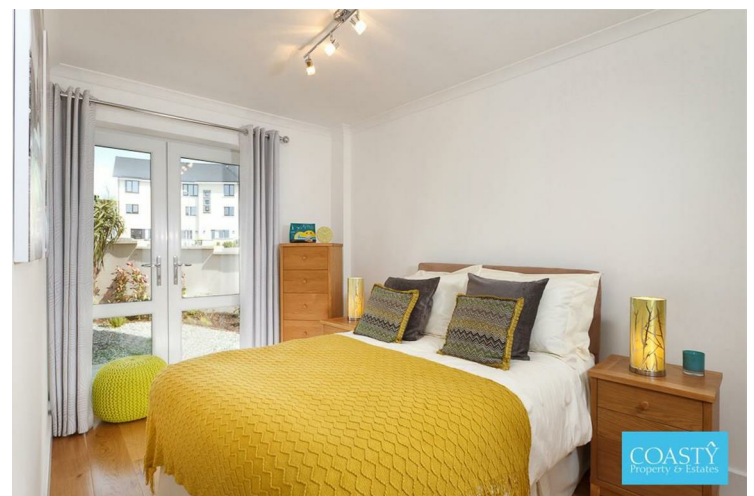
7'10" x 4'11" (2.39m x 1.50m)



Tiled flooring, separate enclosed shower cubicle, wash hand basin with vanity unit, with light and shaver point above, low level wc, fully tiled walls, heated towel rail.

Bedroom 3

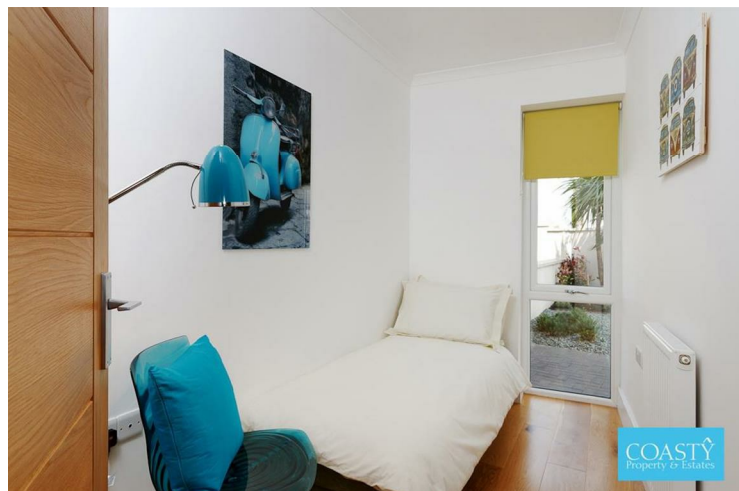
11'10" x 8'3" (3.61m x 2.51m)



Wooden flooring, uPVC double glazed French door leading to patio area and enclosed garden space, radiator, built in storage cupboard/wardrobe.

Bedroom 4 /Study

10'10" x 5'9" (3.30m x 1.75m)



Wooden flooring, uPVC double glazed window to rear, walk in under stairs storage cupboard, radiator.

Stairs to landing

Wooden flooring, radiator, large under stairs cupboard with radiator, door leading into Kitchen/Dining/Lounge.

Kitchen/Dining Room/Lounge

22'11" x 12'7" (12'4" x 11'9") (6.99m x 3.84m (3.76m x 3.58m))



Lounge with full length uPVC tri folding doors, leading out onto a balcony with stunning uninterrupted views over the Pennar Estuary and surrounding countryside, dining area. Kitchen with uPVC double glazed window to rear, with partial views over the Cleddau Estuary, single drainer stainless steel sink unit, a range of base and wall units, integrated electric hob and cooker with extractor fan over, integrated fridge/freezer and integrated dishwasher.

Master Bedroom

17'11" x 8'3" (5.46m x 2.51m)



Master bedroom with double glazed tri folding doors onto a balcony, again with magnificent views onto the Pennar Estuary and surrounding countryside.

Bedroom 2

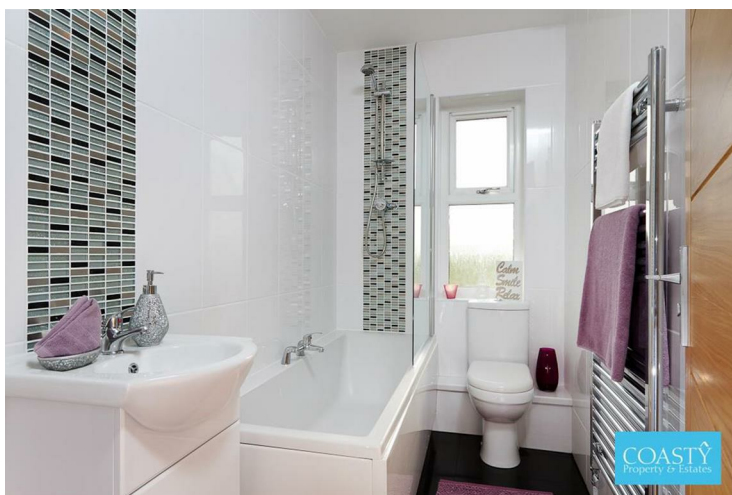
10'8" x 8'10" (3.25m x 2.69m)



Radiator, double glazed uPVC window to rear.

Bathroom

7'10" x 4'8" (2.39m x 1.42m)



Fully tiled walls and floor, low level wc, wash hand basin inset into vanity unit with light and shaver point above, panelled bath with shower over and glass shower door, heated towel rail and extractor fan.

Exterior



There is a paved brick walled private area to the front of the property with ample parking space for 3/4 cars, and to the rear is an enclosed garden laid to lawn, with a patio area.

Please note

All photographs shown are of Number 5 which is currently the show home.

Views

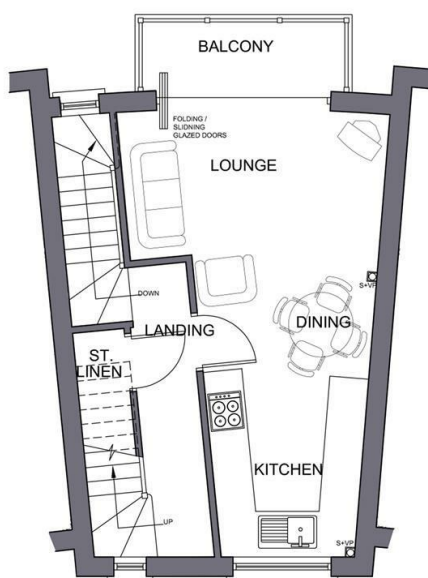


The Property is a few hundred metres from the waterside.

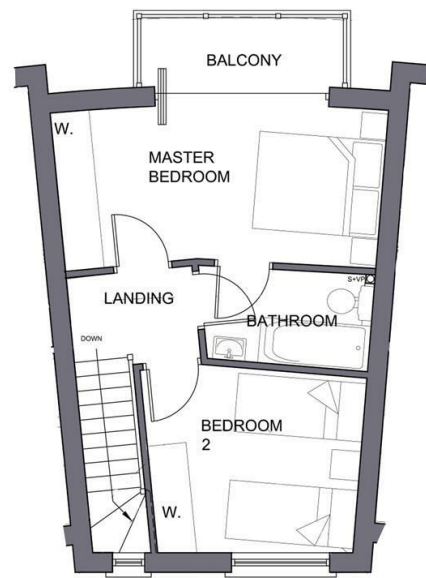




Ground Floor Plan



First Floor Plan



Second Floor Plan

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		82	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			93
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	