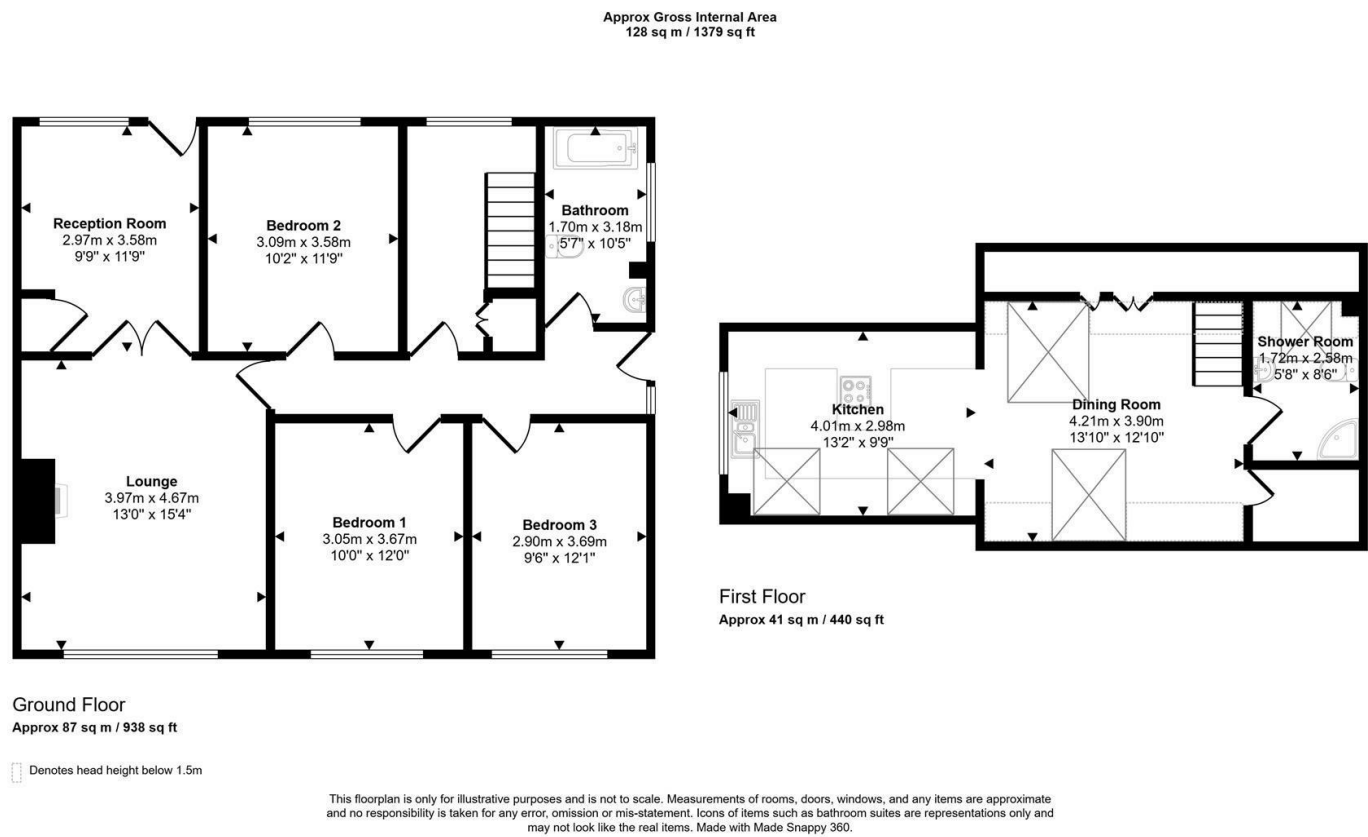




VIEWING: By appointment only via the Agents.

TENURE: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Electric, Mains Water, Mains Drainage

HEATING: Air Source Heat Pump

TAX: Band E

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

IRK/ESL/11/25/DRAFT

FACEBOOK & TWITTER

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

89 Charles Street, Milford Haven, Pembrokeshire, SA73 2HA

EMAIL: milford@westwalesproperties.co.uk

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www.westwalesproperties.co.uk

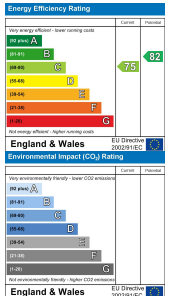


Swallowtree Burton, Milford Haven, Pembrokeshire, SA73 1PA

- Detached House
- Three Reception Rooms
- Air Source Heat Pump & Solar Panels
- Upside Down Design
- Tiered Garden To The Rear
- Three Double Bedrooms
- Spectacular Water Views
- Walking Distance To Pub And Shore
- No Onward Chain
- EPC Rating: C

Offers In Excess Of £400,000

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The Agent that goes the Extra Mile



Located in the popular village of Burton, just yards from the water and offering uninterrupted views, is this comfortable detached family home. Swallowtree is being sold with the excellent benefit of no onward chain!

The property boasts an 'upside down' layout to take full advantage of the Westerly views of the haven, towards the Cleddau Bridge and the spectacular sunsets beyond.. The layout of the property briefly comprises an entrance hall, leading through to a living room with a wood-burning stove and double doors leading through to a cosy snug area with access to the rear garden, three double bedrooms, a family bathroom, and an inner hallway with a staircase with fitted storage. On the first floor is an open-plan kitchen and dining room with Velux windows to the fore, and a shower room. The views can even be enjoyed whilst standing at the kitchen sink! The property is served by double glazing and heat pump, with a clean and neutral decoration throughout. Privately owned solar panels give the added appeal of reduced energy bills.

Externally, there is a driveway to the front providing off-road parking and access to the internal garage that provides either handy work/storage space or dry parking. There is a gravel seating area to the front with pedestrian access to the main entrance at the side. To the rear of the property is a substantial tiered garden, mostly laid to lawn with decorative flower borders, and offers plenty of vantage points to overlook the water.

This lovely family home is not to be missed! Viewing is highly recommended!

There is a range of amenities in and around the village has Burton, including a country house hotel and The Jolly Sailor public house/restaurant. The village of Burton is located some 8 miles south of the County Town of Haverfordwest and 7 miles to Milford Haven, a short distance to Neyland Marina and the Cleddau Bridge, which gives access to Pembroke and South Pembrokeshire.



DIRECTIONS

DIRECTIONS: From our Milford Haven office follow the main Haverfordwest road and on reaching the Horse and Jockey public house turn right and follow the signs for Pembroke, on reaching the Cleddau Bridge turn left towards Burton and follow the road along a short distance where you will find the property on your left hand side. What3words ///camps.processes.blasted

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