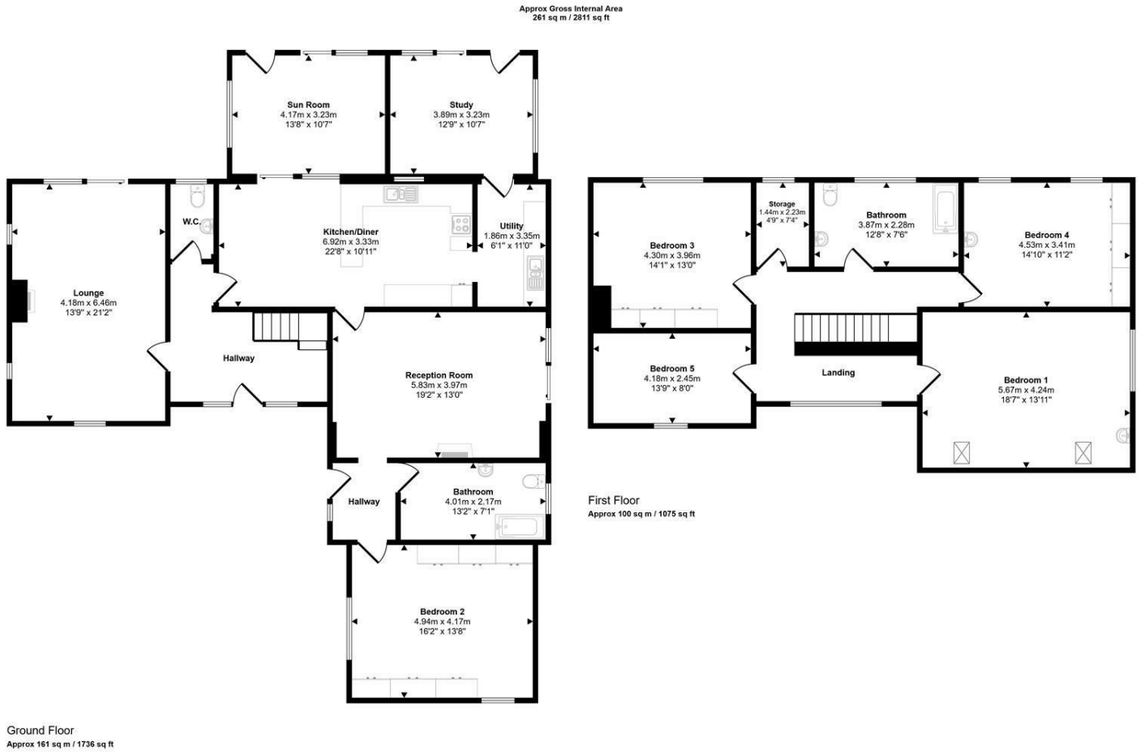


WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

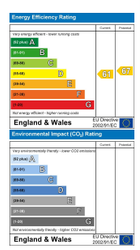
89 Charles Street, Milford Haven, Pembrokeshire,
SA73 2HA
EMAIL: milford@westwalesproperties.co.uk

TELEPHONE: 01646 698585

01646 698585
www.westwalesproperties.co.uk

Southgate Leonardston Road, Llanstadwell, Milford Haven, Pembrokeshire, SA73 1EP

- **Impressive Detached House**
- **Mature Gardens And Woodland**
- **Four Reception Rooms**
- **Walking Distance To The Coast**
- **Oil Central Heating**
- **Set Within Approximately 6.5 Acres**
- **Five Bedrooms**
- **Brilliant Family Home**
- **Detached Garage/Workshop**
- **EPC Rating: D**



Price £560,000

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The Agent that goes the Extra Mile

A rare opportunity to acquire a truly impressive detached family home, situated within walking distance to Hazel Beach, Llanstadwell. Situated in an idyllic setting surrounded by mature gardens and woodland, the property is perfect those who want to immerse themselves within nature. A key feature of the property is the six acre woodland. This was planted by the owner forty years ago and is now well developed. The aim was to create a mixed native woodland that would contain a rich resource of biodiversity and be a valuable rewilding and conservation project. Today there are over fifty species of trees and the wood teems with birds (50 plus species recorded) , and an amazing variety of mammals, reptiles, insects, fungi, mosses and wild plants. It has been designed to look completely natural but there are also walkways to stroll through. A stream runs the full length of the northern border. The whole place is a paradise for those keen on nature and wildlife. Viewing is highly recommended!

The property itself offers versatile accommodation throughout with potential for an annex, making it ideal for a multi-generational family. Upon entering the property into the entrance hallway with w/c, you are greeted by a warm and welcoming atmosphere. Off the hallway is the first of two living rooms, which features a fireplace. An open plan contemporary kitchen/diner is the heart of the home, great for entertaining all the family. Leading through into the utility room, there are also two sun rooms, which would brilliant office spaces overlooking to garden. A second sitting room flows off the kitchen, continue into a second entrance porch, a downstairs bathroom and a double bedroom. Upstairs, accommodates a gallery landing, the family bathroom, a storage room and four double bedrooms. The property benefits from UPVC double glazing and has oil central heating.

Externally, upon entering the grounds, there is ample driveway parking for several vehicles. Bordered by a variety of plants and shrubs, a pathway leads up to the main front door. A detached garage also offers further development potential subject the necessary planning permission. Also a great space for secure storage, the garage would make a brilliant workshop. A car port also provides sheltered parking.

The village of Hazel Beach, Llanstadwell is situated approximately a mile from the town of Neyland, which has local stores, primary schools, doctors surgery and the Marina. It is also a short drive from the port town of Milford Haven, which has local primary and high schools, marina, restaurants, and shopping.

DIRECTIONS

From Milford Haven head north-west on St Lawrence Hill towards Shute Cottages. Continue onto Waterloo Road, and then turn onto Silverstream. Turn road and follow the road bearing left onto Cromwell Street. Continue onto Thornton road and Neyland road taking the A477 out of town. At the roundabout, take the 2nd exit and stay on A477 for approx 1.4 miles. Turn right onto Glen Owen Hill and then at the roundabout, continue straight onto Leonardston Road. The property will be on the right hand side. What/Three/Words:///huddling.stylists.nasal

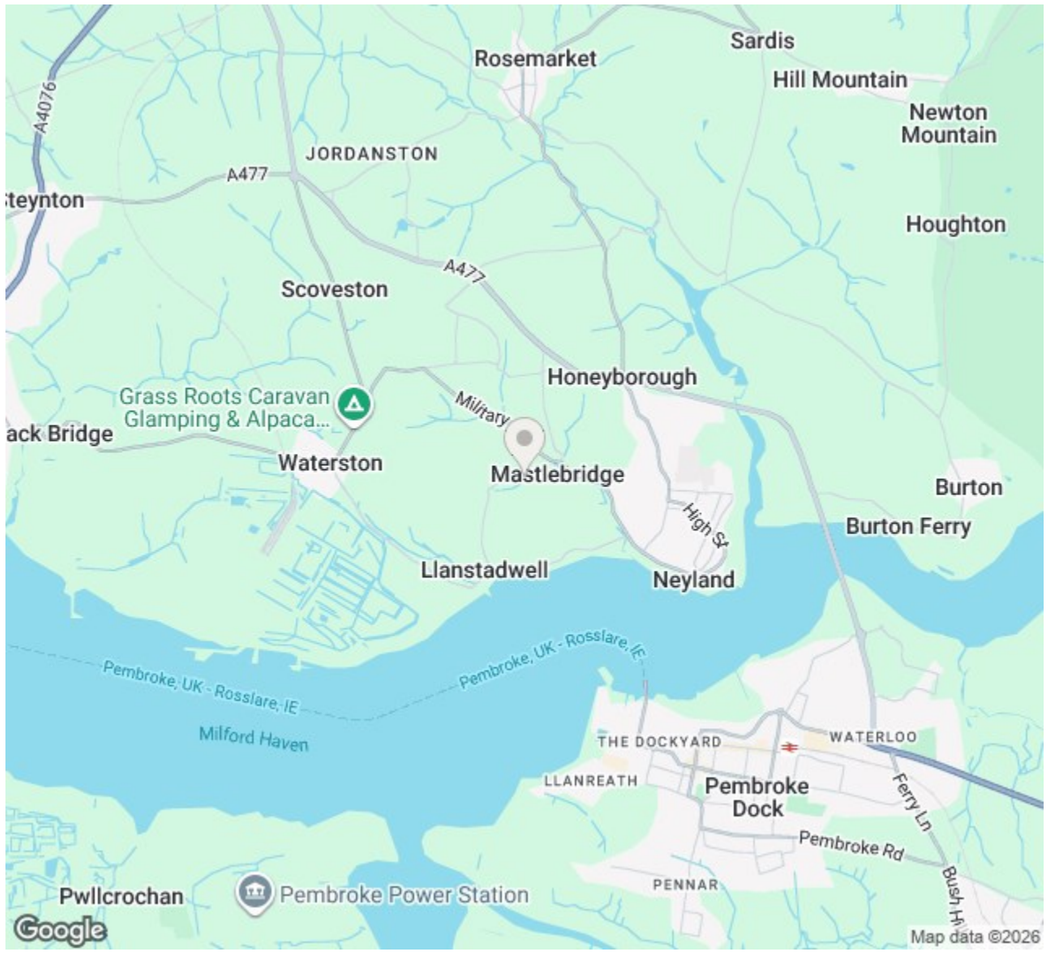
GENERAL INFORMATION

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.
COUNCIL TAX: Band 'G'
HEATING: Oil

ref: SS / LLE / SEP / 03/09/25OKSLS

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

LOCATION AERIAL VIEW



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