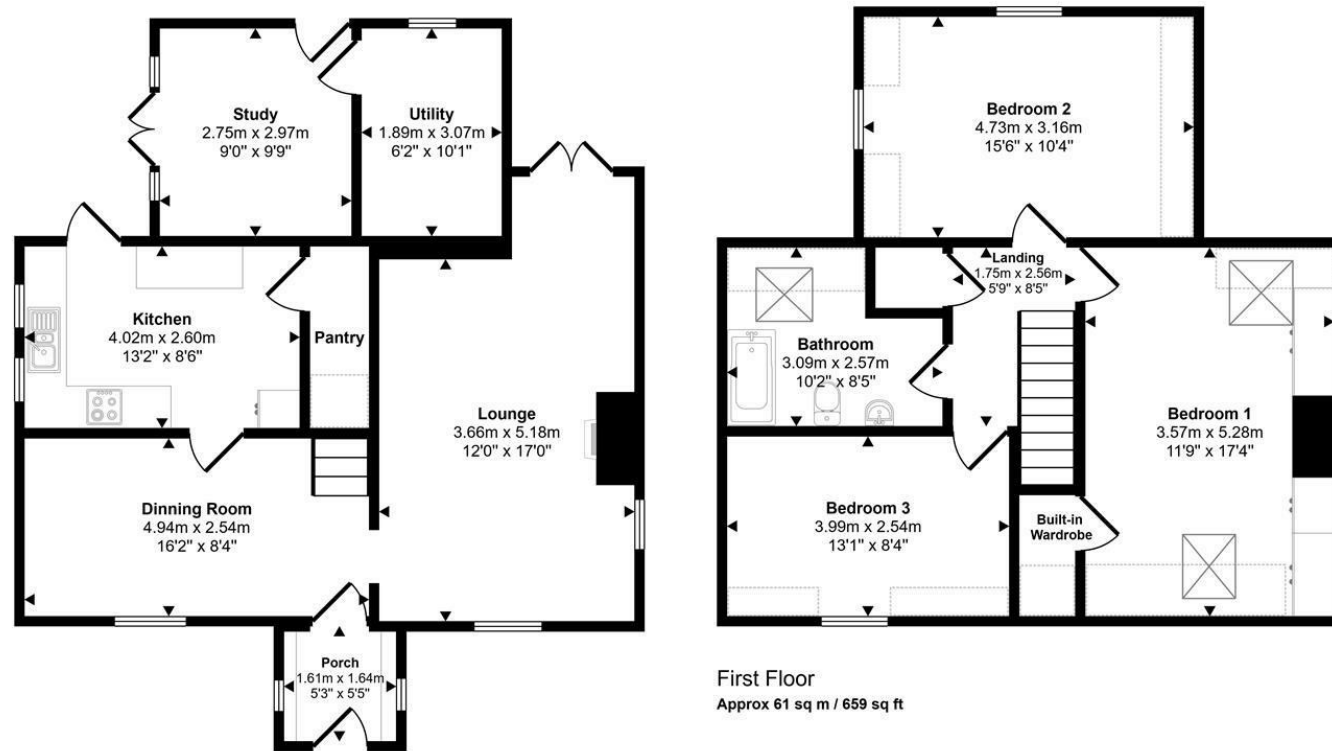


Approx Gross Internal Area  
128 sq m / 1373 sq ft



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.

HEATING: Oil

TAX: D

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

SLS/SBE/04/26/OK/SL5

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.

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

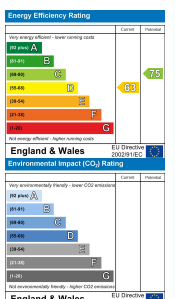


## Coniston Sardis Cross, Milford Haven, Pembrokeshire, SA73 1LX

- Detached House
- Two Reception Rooms
- Off Road Parking
- Amenities within Easy Reach
- Viewing Highly Recommended
- Three Bedrooms
- Hamlet Location
- Beautifully Presented
- Potential for Home Working
- EPC Rating D

Price £265,000

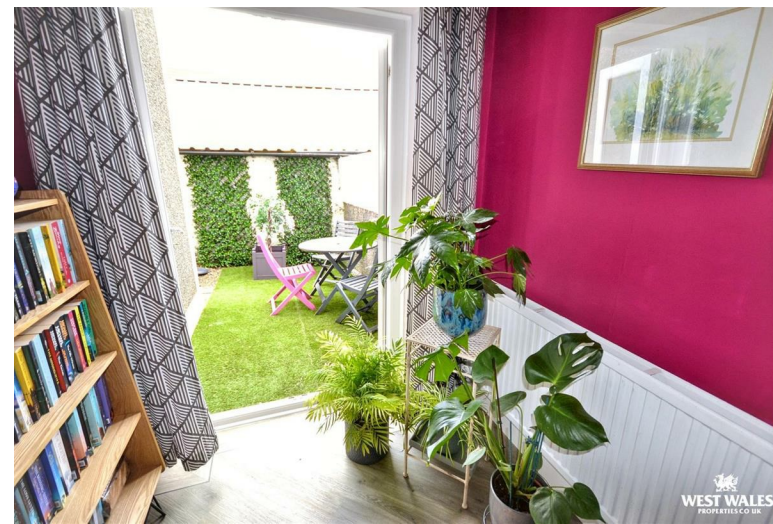
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**The Agent that goes the Extra Mile**

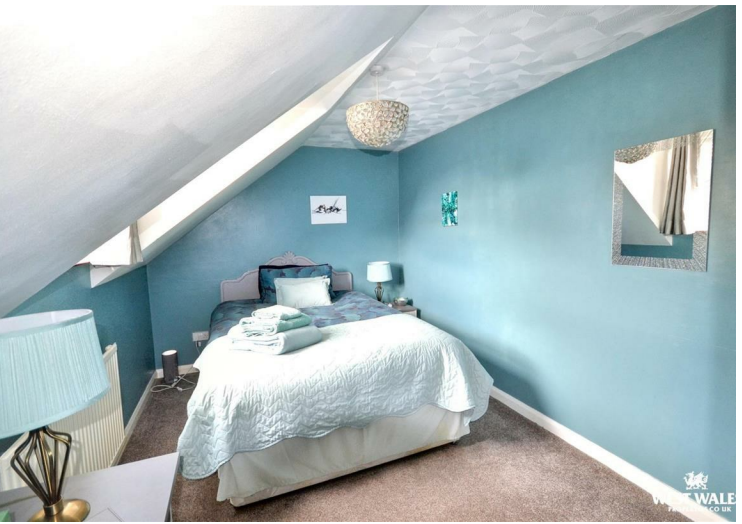
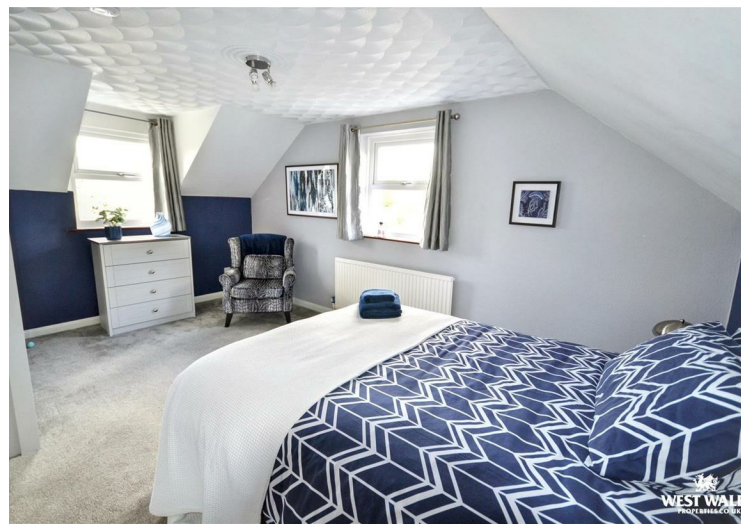




Welcome to Coniston, a beautifully presented three-bedroom detached home offering two reception rooms, situated in Sardis, just a short drive from local amenities. The property also benefits from an attached versatile room, ideal for home working or use as a hobby space.

This welcoming home offers a ready-to-move-into opportunity, with the added advantage of gated off-road parking. With a natural flow to the accommodation, stepping through the front door, the property provides a warm and inviting first impression. The accommodation briefly comprises an entrance porch, dining room, lounge, and kitchen. The former garage has been converted to provide a useful utility room and home office, complete with its own external entrance. To the first floor are three bedrooms, with the principal bedroom benefiting from full-width fitted wardrobes, along with a stylish family bathroom featuring a bath with overhead shower. The property further benefits from uPVC double glazing and oil-fired central heating.

Externally, the property offers off-road parking, with additional space available alongside the gates. To the rear is a low-maintenance patio garden, complemented by a separate, attractive seating area accessed via French doors from the lounge—ideal for outdoor relaxation and entertaining. To the front and side, a lawned garden with a low-level boundary enhances the property's overall appeal and sense of space. Sardis lies approximately five miles from the County Town of Haverfordwest, with its wide range of shops and amenities such as main line train station, hospital, sixth form college, supermarkets, etc. The towns of Milford Haven and Pembroke (via the Cleddau Bridge) are within easy reach. The attractive Cleddau Estuary is accessible close by at Llangwm and Burton.



**DIRECTIONS**

From our Milford Haven office, continue down Fulke Street, turn left onto Hamilton Terrace (A4076), continuing to follow the A4076 for approximately 3.3 miles to Johnston. In Johnston, turn right onto Langford Road and follow for around 2 miles. Turn right until you come to Sardis Cross then turn left and the property will be immediately on your right. You will see double gate where you can park. What 3 Words///supplier.slang.sweetener

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.