

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 Electric, Mains Water, Mains Drainage, Mains Gas  
 HEATING: Gas  
 TAX: Band C

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

EJL/ESL/06/26/OK EJL

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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

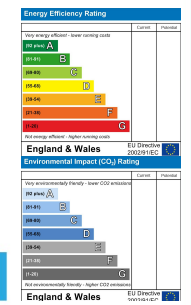


**Cresswell Chapel Road, Llanreath, Pembroke Dock, Pembrokeshire, SA72 6TL**

- Semi Detached House
- Three Bedrooms
- Immaculately Presented
- Close To Town, Coast And Golf Course
- Garden To Rear
- Upside Down Layout
- Open Plan Lounge/Diner
- Conservatory To Rear
- Driveway Parking And Garage
- EPC Rating: TBC

**Offers In Excess Of £260,000**

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



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**The Agent that goes the Extra Mile**





Situated in the sought-after and picturesque location of Llanreath, on the outskirts of Pembroke Dock, this beautifully presented semi-detached home enjoys an elevated position designed to make the most of its attractive outlook. Offering an innovative upside-down layout, the property provides comfortable and practical family accommodation throughout.

The ground floor comprises an entrance vestibule and hallway leading to the principal bedroom with fitted wardrobes and access to a conservatory, alongside two further bedrooms, a convenient cloakroom/WC, and a useful utility room with access to the rear garden.

The first floor features a landing leading to a welcoming open-plan lounge/dining room, enhanced by a bay window with fitted seating to the front. Also on this level is a modern fitted kitchen with space for appliances and a well-appointed family bathroom.

The property is presented in excellent decorative order and benefits from double glazing and gas central heating, making it ready for immediate occupation.

Externally, the front of the property offers a driveway providing off-road parking for two vehicles. To the rear, the immaculately maintained garden has been thoughtfully landscaped to include a patio seating area, an artificial lawn, and attractive flower borders, creating an ideal space for outdoor relaxation and entertaining.

Perfectly positioned within easy reach of the nearby shoreline and golf course, offering excellent opportunities for walking and recreation, this is a wonderful family home in a desirable coastal setting. Viewing is highly recommended to appreciate all that this delightful property has to offer.

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.



### 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, where you will find Cresswell on the left hand side. What3words: ///reckoned.loopholes.operated

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