



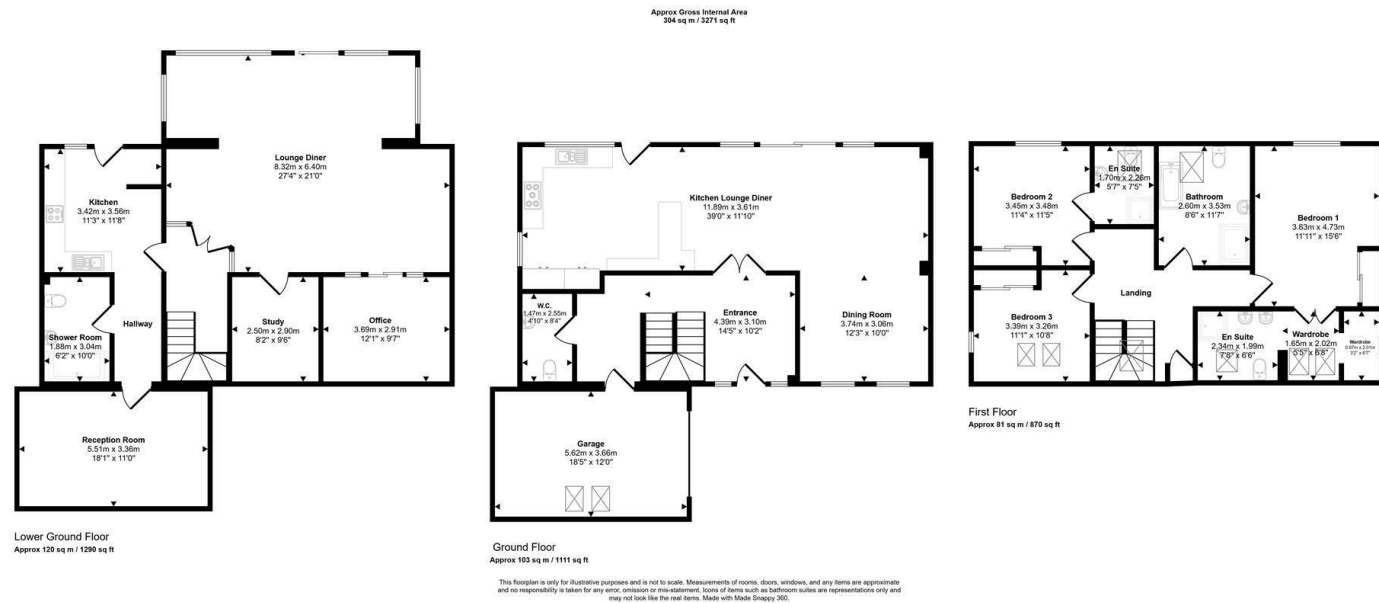
0345 094 3006

[finest@westwalesproperties.co.uk](mailto:finest@westwalesproperties.co.uk)

[westwalesfinestproperties.co.uk](http://westwalesfinestproperties.co.uk)



THE AGENT WITH THE  
LONDON CONNECTION



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.

[www.mayfairoffice.co.uk](http://www.mayfairoffice.co.uk) tel: 020 7467 5330

COMPUTER-LINKED  
OFFICES THROUGHOUT  
WEST WALES



AND ASSOCIATED  
MAYFAIR OFFICE IN  
LONDON



42 Ocean Way, Pennar, Pembroke Dock, Pembrokeshire, SA72 6RA

- Detached House
- Lower Floor Suitable As Annexe
- Immaculately Presented
- Immediate Estuary Views
- Driveway & Garage with EV Charging Point
- Three Storey Accommodation
- Four Double Bedrooms
- Master Bedroom with Dressing Area And En-Suite
- Balcony Overlooking The Water
- EPC Rating: C

Offers Around £580,000



Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS  
Email: [pembroke@westwalesproperties.co.uk](mailto:pembroke@westwalesproperties.co.uk)  
Telephone: 01646 680006



MAYFAIR  
OFFICE GROUP



Summary

Located in the sought-after coastal setting of Ocean Way, this property presents a rare opportunity to acquire a beautifully appointed, versatile family home boasting immediate and uninterrupted water views. This impressive property offers flexible accommodation (c. 3,200 sq ft) arranged over three thoughtfully designed floors, catering perfectly to modern family living.

From the moment you step inside, the high-quality finish throughout is immediately evident, with attention to detail reflected in every room. Upon entering, you are greeted by an entrance hall with double doors leading through to the open plan, L-shaped lounge/kitchen/diner fitted with modern and sleek base units, peninsula island and complementary media furniture, creating a seamless flow from the kitchen to the lounge spaces. Views of the Cleddau Estuary are framed by sliding doors leading to a glass-balustrade balcony. There is also a cloakroom on the ground floor and access to the integral garage, with EV Charging point.

Upstairs, the property offers 3 well-proportioned bedrooms, with the principle suite offering a dressing area and en-suite, finished with modern fixtures. Bedroom 2 is also an en-suite, with a family bathroom and 3rd bedroom, storage cupboards and eaves storage.

On the lower ground floor is a 2nd living area, with large windows and a thoughtfully positioned balcony to make the most of the stunning waterside setting. This creates a seamless connection between indoor and outdoor living. There are a further 2 rooms connected, both currently utilised as home offices. Beyond is a utility room/kitchenette; perfect for use by guests, extended family or as a self-contained accommodation. There is also a further room that lends itself well to being used as a home cinema, games room or simply as guest accommodation.

Parking is via the resin driveway, accommodating up to 3 vehicles, with an integral garage fitted with electric remote controlled roller door and EV Charging point. The rear garden is laid to decking and is bound by a metal and wood balustrade. There is a useful storage area to the side of the property, with space for garden sheds, hot tub etc. Steps give external access from the driveway to the rear garden at the side of the property.

Whether you're enjoying a morning coffee overlooking the water or hosting guests with a sunset backdrop, the views are ever-present and endlessly changing. The property is a must-see to appreciate the position and quality of the finish that has been achieved, both inside and out.

Location

Pembroke Dock, or the Port of Pembroke, 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 hotels and guesthouses, superstores, retail parks, primary and secondary schools, a leisure centre, and a golf course. The lovely countryside of the Pembrokeshire Coast National Park is accessible via the coastal path, and there are many beautiful beaches within driving distance.





DIRECTIONS

From our Pembroke Offices turn left onto Northgate St/A4139 follow this road for about 1 minute turn left onto Pembroke Road passing the school on the left hand side.Turn left onto to Treowen Rd, continue on this road onto Military Road go over the roundabout to Pennar Point At the roundabout go straight ahead, where the property will be found on the right hand side. what3words: ///regaining.treaty.sparkle

GENERAL INFORMATION

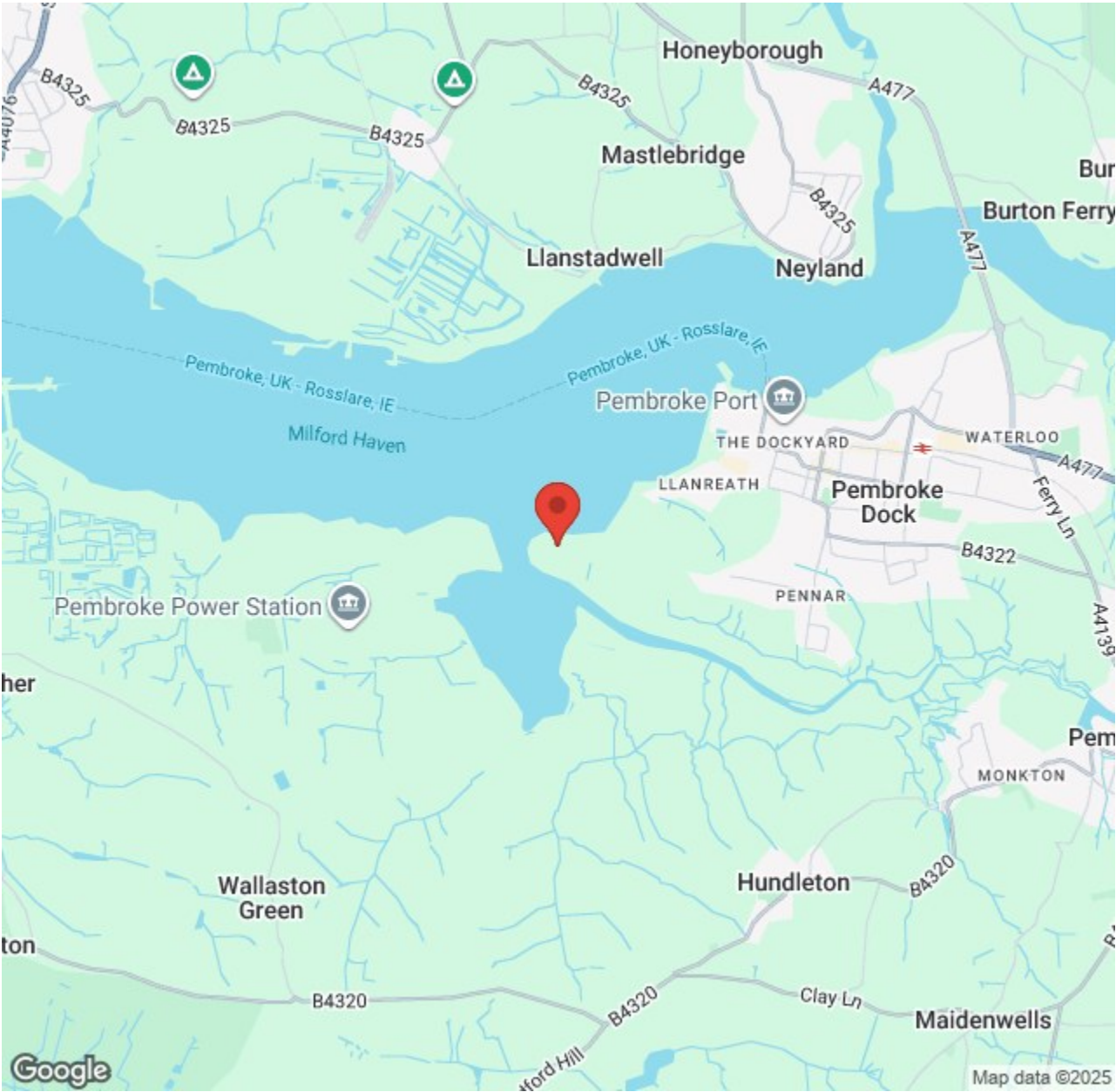
VIEWING: By appointment only via the Agents.  
TENURE: Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
Property has Mains Electric, Mains Water, Mains drainage, Mains Gas  
HEATING: Gas  
TAX: Band F

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

SSG/ESL/08/25/DRAFT

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

AERIAL VIEW







The Annexe/Lower Floor

