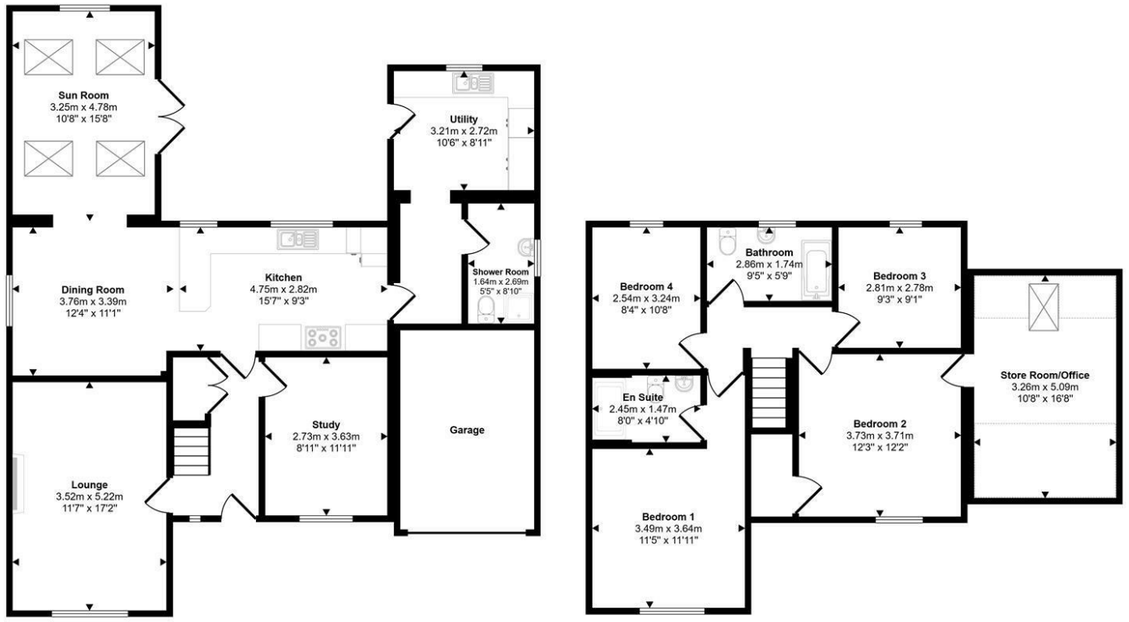
Approx Gross Internal Area
196 sq m / 2109 sq ft



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 Drainage, Mains Electric, Mains Water
HEATING: LPG Gas
TAX: Band E

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

HC/ESL/01/25/OKLKW

FACEBOOK & TWITTER
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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

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
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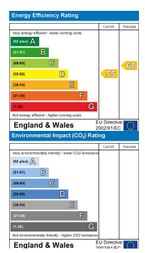
www.westwalesproperties.co.uk

12 Reginald Close, Hundleton, Pembroke, Pembrokeshire, SA71 5RZ

- **Detached House**
- **Four/Five Bedrooms**
- **Well Presented**
- **Off Road Parking**
- **Sought After Village**
- **Private Cul-De- Sac**
- **Two/Three Reception Rooms**
- **LPG Gas Heating**
- **Single Garage**
- **EPC Rating: D**



Offers In Excess Of £460,000

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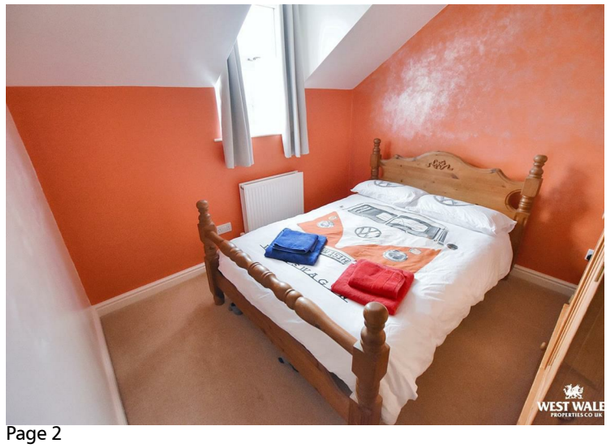
The Agent that goes the Extra Mile



Welcome to 12 Reginald Close, a very well presented detached house located on a private cul-de-sac in the sought after village of Hundleton. The village is approximately 3 miles South of Pembroke town, within an easy drive of beaches and amenities. The layout of the property briefly comprises of an entrance hall, lounge, study/fifth bedroom, open plan kitchen/diner/sun room, utility room and downstairs bathroom on the ground floor. On the first floor is a master bedroom with en-suite shower room, three further bedrooms, one of the bedrooms has a separate room leading to a dressing room/office/storage room. The property benefits from LPG gas heating and double glazing, and views of the distant Preseli hills can be enjoyed from the front facing bedrooms.

Externally, the property sits on a corner plot with a block paved driveway to the front providing ample off road parking for four-five cars, and access to the adjoining single garage. To the rear is a well maintained lawned garden which is enclosed by fencing and has a patio seating area leading off from the sun room. To the side of the property is a paved area with outbuilding for storage of outdoor equipment.

This is a versatile family home to suit any family dynamic, viewing is highly recommended!

The village of Hundleton has the local services required such as primary school, pub/restaurant and bus stops, but is just a short drive away from Pembroke and Pembroke Dock towns. The town provides most amenities including supermarkets, surgeries, secondary school, restaurants and public transport links including the Irish ferry terminal to Rosslare. The beautiful sandy beach at Freshwater East is just 4.5 miles away, and Bosherston lilyponds and Broadhaven South beach less than 4 miles, with many other beaches within easy driving distance. Tenby is 11.5 miles to the East.

DIRECTIONS

From the Pembroke office proceed through the Main Street and at East Gate Roundabout take the third exit down Well Hill. Pass Grove School on your left-hand side and then turn left onto St Daniels Hill (B4139) Enter the village of Maidenwells and go straight over the roundabout, following the road in the direction of Angle. Turn right at the junction signposted towards Hundleton (B4320) and enter the village, passing the school on your right. Take the right-hand turn shortly after into Reginald Close and the property will be found on the right hand-side. What3Words: echo.scoots.influence

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