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Energy Efficiency Rating		Emission	Score
Very energy efficient - lower running costs (90-100 A)		-57%	B
(80-89 B)			
(70-79 C)			
(60-69 D)			
(50-59 E)			
(40-49 F)			
(30-39 G)			
Not energy efficient - higher running costs			
England & Wales		EU Directive EN 15613	
Environmental Impact (CO₂) Rating			
		Emission	Score
Very environmentally friendly - lower CO ₂ emissions (90-100 A)		-57%	B
(80-89 B)			
(70-79 C)			
(60-69 D)			
(50-59 E)			
(40-49 F)			
(30-39 G)			
Not environmentally friendly - Higher CO ₂ emissions			
England & Wales		EU Directive EN 15613	



Sunnyhill is a beautifully presented detached timber-framed bungalow, occupying an enviable elevated position on the hillside, offering a wonderful sense of privacy whilst remaining within easy reach of the town and its amenities. Lovingly maintained by the current owners, the property has been finished to a high standard, creating a stylish and welcoming home ready to move straight into.

The accommodation is centred around an attractive open-plan living area. The lounge features a charming wood-burning stove, providing a cosy focal point, while the adjoining dining area enjoys French doors opening onto the outside, seamlessly connecting the indoor and outdoor living spaces. The modern fitted kitchen is well-appointed with ample storage, an enamel sink, and space for a range cooker.

There are two double bedrooms, with the principal bedroom benefitting from mirrored fitted wardrobes and a bay window overlooking the rear garden. The contemporary family bathroom includes a luxurious freestanding bath and a walk-in shower, while an entrance porch provides a practical space for coats and shoes.

Externally, Sunnyhill continues to impress with a driveway providing off-road parking for two to three vehicles, leading to a pedestrian pathway down to the property. The rear garden is predominantly laid to decorative gravel and complemented by a useful garden shed. A superb raised balcony provides the perfect spot to relax and enjoy glimpses of the haven to the west, with the attractive backdrop of mature woodland creating a peaceful setting

Offered to the market with no onward chain., Sunnyhill presents a rare opportunity to acquire a beautifully finished home in a sought-after location. Early viewing is highly recommended to fully appreciate all that this delightful property has to offer.



DIRECTIONS

From our office in Pembroke proceed up Bush Hill in the direction of Pembroke Dock and continue along until you reach the top of Ferry Lane. Turn left at the traffic lights, passing the entrance to Pembroke School and continue until you reach the T Junction at the end. Turn right and follow the road round, bearing left at the fork on Victoria Road. Follow this road all of the way into Llanreath. As you come to a T type junction, Beach Road is to the left. Sunnyhill is located a little to the right of this sign. At the top of the hill to the right. What3Words: ///added.spill.imperious

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