

Floorplan

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, Private drainage

**HEATING:** Oil

Tax Band: E

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

HC/ESL/07/25/OK

#### **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.

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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## Ravenscroft Hodgeston, Pembroke, Pembrokeshire, SA71 5JU

- Detached Bungalow
- Three Bedrooms
- Off Road Parking
- Front And Rear Gardens
- Countryside Views To Rear
- Village Location
- Garage And Car Port
- Two Reception Rooms
- EPC Rating: C

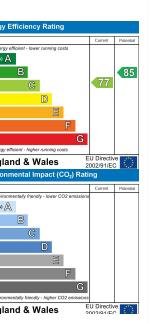
**Offers In Excess Of £370,000**

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***The Agent that goes the Extra Mile***





Welcome to Ravenscroft, a detached bungalow located on the outskirts of Hodgeston, conveniently situated between Pembroke and Tenby, and approximately 3 miles from the nearest beach at Freshwater East.

The layout of the property briefly comprises of an entrance porch, hallway, living room with wood-burning stove, dining room, kitchen with electric aga, three bedrooms, shower room, 2 WC's and a utility room. The property is served by double glazing and oil central heating. Privately owned solar panels offer a fantastic benefit, providing significantly reduced energy bills and a lucrative return.

Externally, the property sits within beautifully presented wraparound gardens with a summerhouse, patio seating area, and a pretty outlook across the surrounding countryside. To the front is a driveway providing ample off road parking, access to the integral single garage, and further dry parking is provided by the adjoining car port.

A fantastic family home or retirement property, viewing is highly recommended!

The village of Hodgeston is located in the Pembrokeshire Coast National Park, approximately 3 miles out of the historic town of Pembroke with its impressive castle, many shops, schools and amenities. Just a short drive away is the popular seaside towns of Tenby and Saundersfoot with their sandy beaches and picturesque harbours.



## DIRECTIONS

From our Pembroke office drive along Main Street and go straight on at the roundabout towards Lamphey after about 3 miles you will enter the Village of Hodgeston. After passing the village green and church, you will see the turning to the property on the left hand side.  
What3words://mystery.justifies.guess

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