



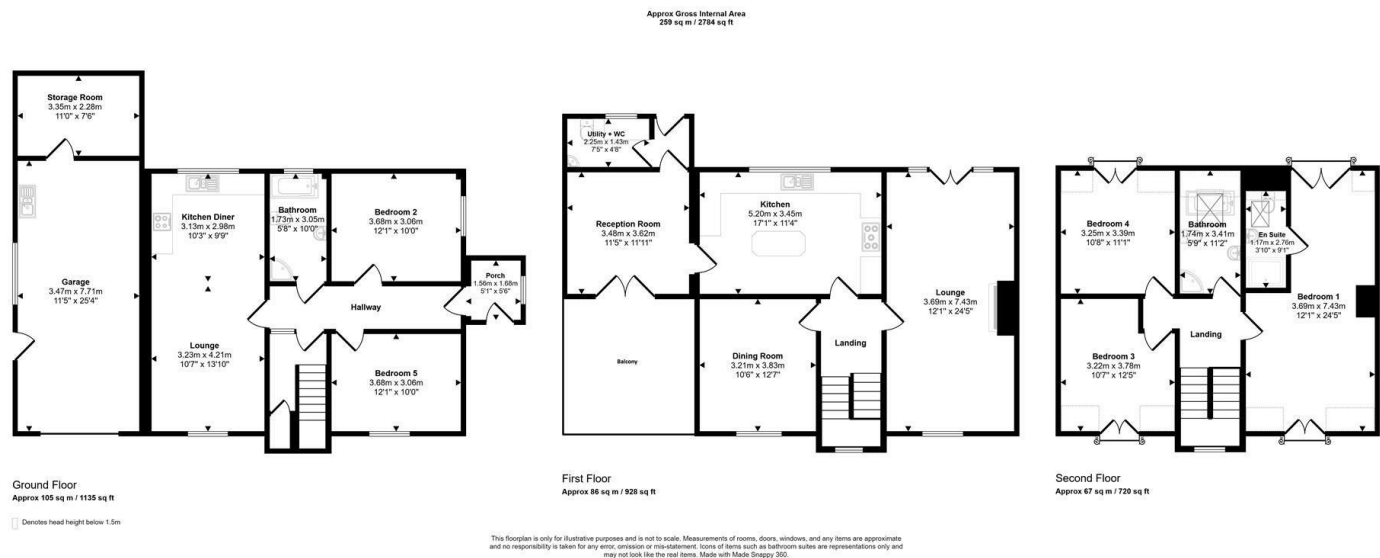
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THE AGENT WITH THE
LONDON CONNECTION



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.

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AND ASSOCIATED
MAYFAIR OFFICE IN
LONDON



Ty Gunkle
Beach Road, Llanreath, Pembroke Dock SA72 6TP

- Detached Tri-Level House, Waterside Location
- Multi-Fuel Stove in Living Room
- Dual Aspect Lounge with Direct Sea Views
- Two Bedroom Annexe Offering Income Potential
- Gas Central Heating
- Five Double Bedrooms
- Off Road Parking + Garage With Workshop
- Balcony
- Immaculately Presented
- EPC Rating: C

Price £625,000



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



Summary

Located on a private road on the side of the Cleddau Estuary, boasting direct views across the haven, this detached property offers both comfort and style.

The property was built by the current owners who have maintained it to a very high standard. Spanning over three floors, the main accommodation offers three reception rooms including a living room with multi-fuel stove and dual aspect, a kitchen with integral appliances, WC, family bathroom and three double bedrooms - the master being served by an en-suite shower room.

On the ground floor, the space lends itself to being used for holiday letting, independent accommodation or as an extension of the accommodation to the main house. The annexe comprises of two double bedrooms, an open plan living space with kitchen, and bathroom. The property is served by double glazing and gas central heating. There are oak '30 minute' fire doors fitted throughout and a security alarm fitted to the property.

Externally, there is a parking space to the side of the property, and electric doors lead to an adjoining garage offering further parking or handy work/storage space. At the rear of the garage is a further workshop/store room.

Externally, the rear garden is accessed via two sets of external steps on either side of the property. leading to a beautifully tended and tiered outdoor space, comprising of a decked seating area, lawned gardens and decorative stone pathways. Estuary views can be enjoyed from the upper terrace of the rear garden. There is also a balcony that is accessed via french doors on the first floor, adding an extra space to sit and relax or entertain friends.

This is an enviable family home with income potential, viewing is highly recommended!

Location

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. 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 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, proceeding onto Beach Road. Follow the road down the steep hill to the shore and proceed up the private road ahead, where you will find Ty Gunkle on the left hand side. What3Words: ///monk.drunk.proclaims

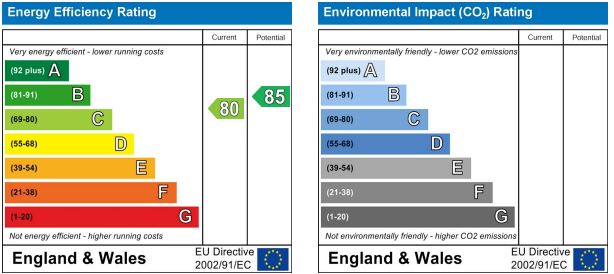
GENERAL INFORMATION

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 Drainage, Mains Electric, Mains Water, Mains Gas
HEATING: Gas
TAX: F

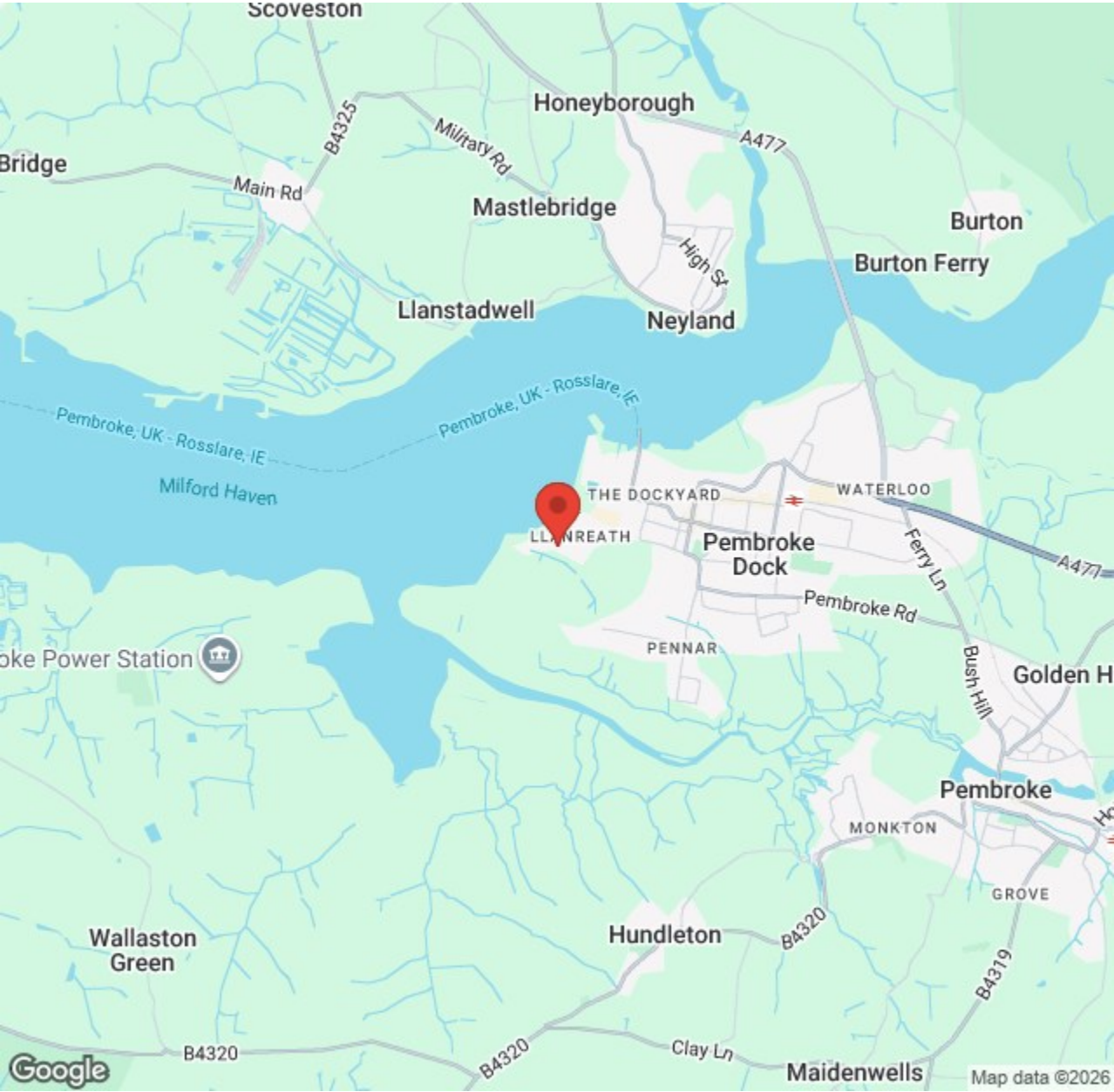
We would respectfully ask you to call our office before you view this property internally or externally

HC/ESL/05/25/OK

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AERIAL VIEW



Externally



Ground Floor



First Floor



Second Floor

