

**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, privately owned solar panels serving the domestic heating and hot water.  
**HEATING:** Gas  
**TAX:** Band E

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

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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,

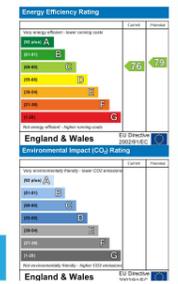
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

## 19 Presely View, Pembroke Dock, Pembrokeshire, SA72 6NS

- Detached House
- Four Double Bedrooms
- Solar Panels & EV Charger
- Lawned Garden To Rear
- Immaculately Presented
- Direct Estuary Views
- No Onward Chain
- Ample Driveway Parking & Garage
- Modern Kitchen and Bathroom
- EPC Rating: C

Offers In The Region Of £550,000

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Located in an envious setting on a no-through road, with exceptional direct views over the town and estuary, this detached property is an immaculately presented home that perfectly combines modern comfort, sustainability, and style. From the moment you step inside, it's clear that every detail has been carefully considered - the decor is fresh and contemporary, the finish is immaculate, and the living spaces are designed to make the most of the surrounding scenery.

The layout of the property briefly comprises; entrance hall with storage, lounge with dual aspect and two picture-frame tinted windows capturing the estuary views to the fore, a dining room with French doors providing external access, a modern kitchen fitted with quality integral appliances and free-standing island, two downstairs double bedrooms enjoying views of the enclosed rear garden, as well as a modern family wet room with back-to-wall bathtub and walk-in shower. Gas central heating is served by a Hive system; upstairs and downstairs can run separately.

The first floor offers a further two bedrooms, a shower room and ample storage. The principle suite has a free-standing sarcophagus bath in the bedroom. The landing/seating area offers the perfect vantage point to enjoy the ever-changing views of the Pembroke Waterway via an oriel window, with French doors with Juliette balcony.

Externally, the property offers ample driveway parking for up to 5 vehicles, a garage with an electric door and workshop at the rear, and external electricity sockets and tap. To the rear is an enclosed garden with established fruit trees, raised beds, and a patio seating area.

This impressive home also embraces the best of modern living with a solar panel system, helping to reduce energy bills and your carbon footprint, along with a dedicated EV charging point for effortless electric vehicle convenience. The result is a property that's as forward-thinking as it is beautifully finished.

A must see!



### DIRECTIONS

From our Pembroke Office head over the Mill Pond bridge and up Bush Hill (A4139). At the top of the hill take the left turn onto Pembroke Road (B4322) pass the Bush School to the junction and turn left and right onto Presely View. Follow the road around to the end, where the property will be found on the left had side. What3Words: ///choice.carriage.procures

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