



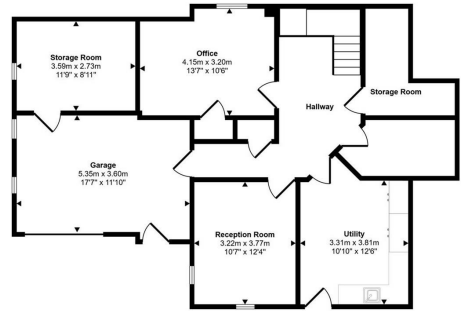
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THE AGENT WITH THE  
LONDON CONNECTION



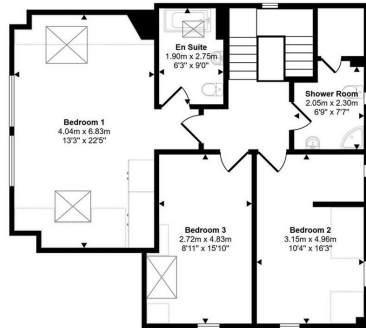
Lower Ground Floor  
Approx 100 sq m / 1081 sq ft

Denotes head height below 1.5m  
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. Some of items such as bathroom suites are representations only and may not look like the real items. Made with Made Shabby 360.



Ground Floor  
Approx 100 sq m / 1110 sq ft

Denotes head height below 1.5m  
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First Floor  
Approx 84 sq m / 908 sq ft

Denotes head height below 1.5m  
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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.

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AND ASSOCIATED  
MAYFAIR OFFICE IN  
LONDON



Gwynfa Paradise Row, Pembroke, Pembrokeshire, SA71 4NX

- Detached Waterside Property
- Three / Four Bedrooms
- Modern Kitchen with Wine Cellar
- Sun Terrace And Lawned Garden
- Underfloor Heating And Heat Retention/Ventilation System
- Three Storey Accommodation
- Contemporary Open Plan Living
- Garage & Driveway Parking With Electric Charging Point
- EPC Rating: C
- Immaculately Presented

Offers In The Region Of £650,000



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Telephone: 01646 680006



MAYFAIR  
OFFICE GROUP



Summary

Situated overlooking the Millpond on the historic Paradise Row in the picturesque town of Pembroke, Gwynfa is located on a no through road an sure to impress with its contemporary style and commanding presence.

This detached residence spans approximately 285sqm (3,069 sqft), offering four bedrooms, ample living areas, and a refined sense of space rarely found in town-centre properties.

Upon entering the property, you are greeted by an impressive entrance hall which is flooded with light from the double height window over the stairwell. There is a handy boot room for storage, and door to the kitchen/diner on the left. This stunning, contemporary kitchen is the heart of the home - a sleek, stylish space designed with both entertaining and culinary excellence in mind. Featuring clean lines, high-gloss and matte cabinetry, and integrated state-of-the-art appliances, every detail has been carefully curated to balance form and function, with the added feature of a glass-walled cellar.

Beyond the kitchen is an impressive reception room that looks out to the balcony terrace and Millpond views with a vaulted ceiling and sliding doors creating a seamless outdoor/indoor space. there is also a family bathroom on the ground floor with a free-standing bath.

Upstairs are three well-proportioned bedrooms, including a Principle Suite with dressing area and en-suite bathroom. There is also a family bathroom and a useful storage cupboard for linen and towels.

On the lower ground floor, the property has a modern office, fitted with a range of bookcases and shelving with matching desk. There is also a further reception room/bedroom 4, a utility room and further storage cupboard. A garage with roller door and a further workshop/storage area is currently being utilised as a home gym, offering fantastic recreational/storage space or dry parking.

Externally, there is a driveway providing off road parking for approximately 3 cars, and a lawned garden with a hedgerow boundary.

Location

Pembroke Town is located In the South of Pembrokeshire, approximately 12 miles away from the county town of Haverfordwest. The town is focused around the spectacular medieval castle, built in 1093 and birthplace to Henry VII, which is accompanied by a stunning mill pond and circular walk. The Main Street offers an array of independent businesses, including gift shops, cafe's and grocery stores. The town also has amenities including banks/building societies, doctors and dental surgery, solicitors, public transport links, convenience stores and both a primary and secondary school.





DIRECTIONS

From the Pembroke office, proceed along the Main Street and at the roundabout take the 3rd exit onto Well Hill and follow the road down along The Commons and proceed up the hill past the castle. Take the left hand fork down towards the mill pond and then go over the bridge, Take the 1st right into the green, then turn right again, taking the right hand fork shortly after, where you will find Paradise Row on the left hand side. what3words: ///earl.outcasts.jumbo

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 Electric, Mains Water, Mains drainage, Mains Gas  
HEATING: Gas  
TAX: Band G

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

SSG/ESL/07/25/DRAFT

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AERIAL VIEW

