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: Gas LPG
TAX: Band D

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

SSG/ESL/09/25/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,

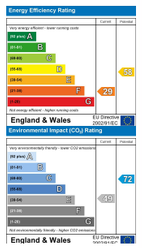
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

01646 680006
www.westwalesproperties.co.uk

The Gables Hundleton, Pembroke, Pembrokeshire, SA71 5RT

- **Well Presented Property**
- **Downstairs Bedroom And Shower Room**
- **Ample Parking On Private Driveway**
- **Rural Outlook To Front and Rear**
- **Conservatory Overlooking Garden**
- **Three Double Bedrooms (One En-Suite)**
- **Well Tended Lawned Gardens**
- **Garage, Workshop & Summerhouse**
- **LPG Gas Heating**
- **EPC Rating: F**



Price £390,000

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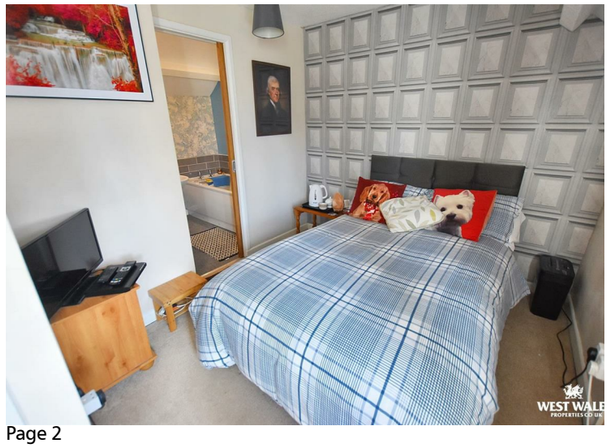
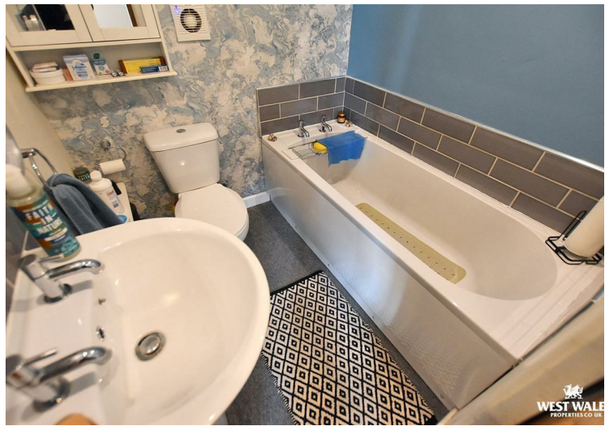
The Agent that goes the Extra Mile





A unique opportunity to purchase a well-presented property located in the outskirts of Hundleton, just a short drive away from both Pembroke Town centre and Freshwater West Beach.

The layout of the property briefly comprises entrance hall, lounge, kitchen/diner with adjoining utility room and WC, conservatory, shower room and a double bedroom on the ground floor. On the first floor are two further double bedrooms, one offering an en-suite bathroom. The property benefits from UPVC double glazing, LPG gas central heating and has been kept in good decorative order by the current vendors. The downstairs bedroom and shower room would make it accessible for an elderly or disabled resident.

Externally the property sits in well-tended grounds, approximately a quarter of an acre, which are mostly laid to lawn with a private driveway leading to ample off road parking on a block paved driveway. There are two patio seating areas either side of the conservatory offering the perfect spot to enjoy the pleasant rural outlook to the rear. There is plenty of external storage or recreation space, with a garage/workshop, a large shed, a smaller shed and a summerhouse which is currently being utilised as a home office.

Viewing is highly recommended in order to fully appreciate this lovely family home!

This property is situated next to The Pembrokeshire Coast National Park and near to the historical 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. Also nearby are plenty of beauty spots and tourist attractions, such as Bosherston Lily Ponds, Stackpole Estate, Freshwater

DIRECTIONS

From the Pembroke office proceed along the Main Street and at East Gate roundabout take the third exit onto Well Hill, passing grove School on your left. Take the left hand turn up St Daniels Hill and follow the road through the village of Maidenwells, going straight over the roundabout and continuing onto the bypass. Pass the turning to Hundleton where the property will be found shortly afterwards on the right-hand side before you reach the Speculation Inn junction.
What3Words:///resembles.napped.measures

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