Approx Gross Internal Area
182 sq m / 1963 sq ft

Ground Floor
Approx 113 sq m / 1219 sq ft

First Floor
Approx 69 sq m / 743 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. 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: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'E'
HEATING: Oil

ref: ADD/ LLE/ FEB/ 26
TAKEONOK/LLE/20/02/26

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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

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TELEPHONE: 01834 845584

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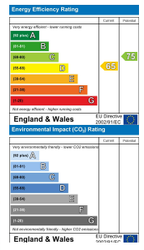
www.westwalesproperties.co.uk

Mixen House Lawrenny, Kilgetty, Pembs, SA68 0PN

- Detached House
- Four Double Bedrooms
- Open Plan Kitchen/Diner
- Ideal Family Home
- Oil Central Heating
- Semi-Rural Village Location
- Distant Estuary Views
- Utility Room
- Driveway Parking And Garage
- EPC Rating: D



Offers In The Region Of £450,000

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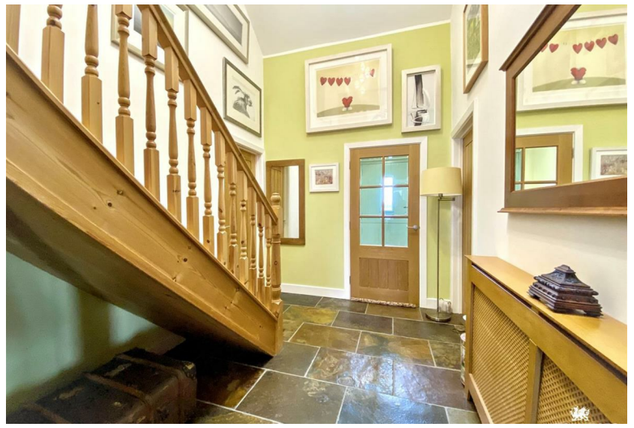
The Agent that goes the Extra Mile



A brilliant opportunity to acquire an immaculately presented detached house, situated in the highly desirable village location of Lawrenny. Located on the peninsula of the River Cleddau estuary, the village is known for its outstanding natural beauty. With lovely country walks right on your doorstep, the property is ideal for those looking for a semi-rural lifestyle. Viewing is highly recommended!

Mixen House offers versatile accommodation throughout, making it the ideal family home. Designed with modern living in mind, the property also boasts a stylish decor. Upon entering the property through the front porch, an impressive entrance hallway features a double height ceiling, creating a sense of space. At the heart of the home is an open plan kitchen/diner, fitted with shaker style units, ceramic sink and solid wood worktops. The living room flows off the formal dining area, and provides a cosy area for relaxing around the fire. A downstairs bedroom is currently utilised as a study; and would also make a great second sitting room. The ground floor also accommodates a utility room with w/c, and also offers integral access into the garage. Upstairs is home to the master bedroom which boasts those idyllic distance views of the estuary. Situated next to the substantial family bathroom with a roll top freestanding bath tub and waterfall shower, there is potential to create a master en-suite. A landing provides a walk in wardrobe space, great for additional storage, and leads to two further double bedrooms. The property benefits from double glazing and has oil central heating.

Externally, the property has mature gardens to the front, which are home to a variety of well established plants, monkey puzzle tree and shrubs. Offering an idyllic setting for relaxing and taking in your surroundings, a side courtyard and garden also provides space for outside seating. Ample driveway parking and a garage are located to the rear of the property.

Set within the Pembrokeshire Coast National Park, Lawrenny sits on the edge of the Cleddau Estuary and is a popular destination for both visitors and locals alike. Local amenities include: a village shop, church and sports club. Lawrenny Quay, with its public house, award winning tearoom and boat moorings, is a short walk away. The ever popular towns of Narberth, Tenby, and Saundersfoot and Haverfordwest are also just a short drive away.

DIRECTIONS

From Tenby, head out of town towards Sageston. At the roundabout take the 2nd exit towards Pembroke Dock on the A477. At the next roundabout take the 3rd exit towards Carew and follow the road down past Carew Castle and over the mill pond bridge. Continue along the road into Whitehill, then at the junction turn left towards Cresswell Quay and Lawrenny. Follow the road all the way down into Lawrenny and the property is located on the right hand side.
What/Three/Words:///tingled.evidence.broached

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