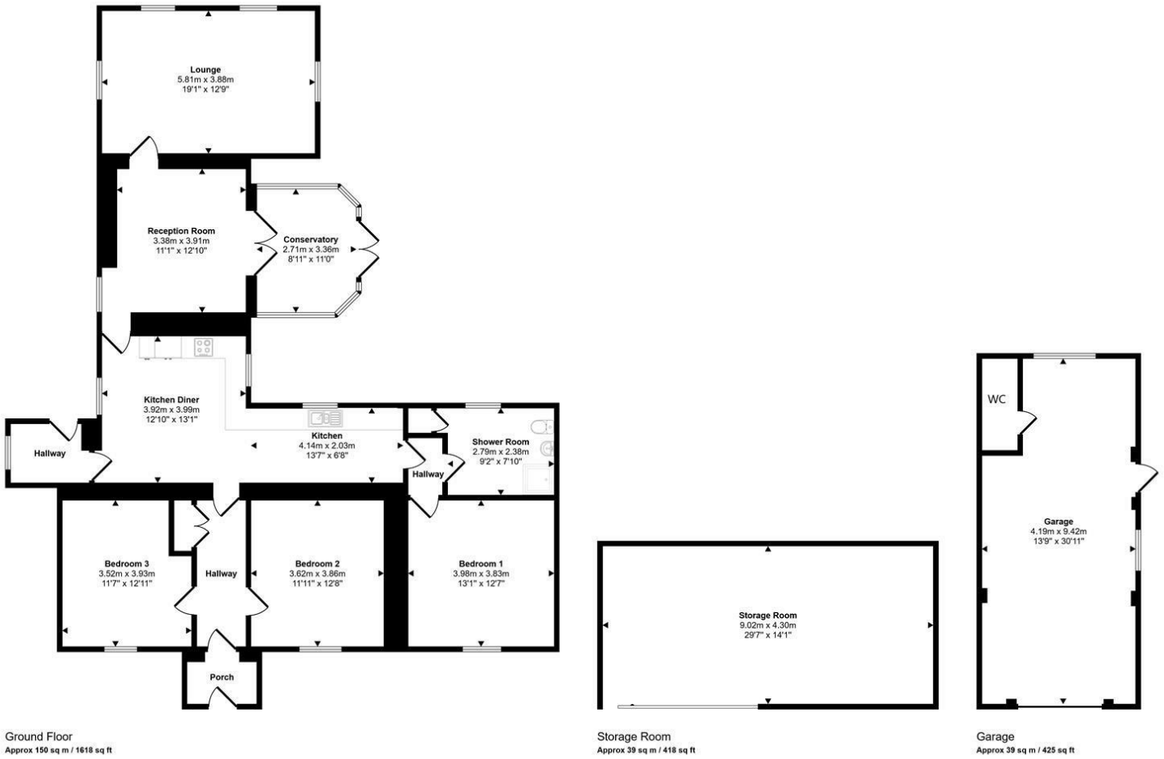
Approx Gross Internal Area
229 sq m / 2460 sq ft



Ground Floor
Approx 150 sq m / 1618 sq ft

Storage Room
Approx 39 sq m / 418 sq ft

Garage
Approx 39 sq m / 425 sq ft

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 'D'
HEATING: Air Source Heat Pump
SOLAR PANELS

ref: HC /LLE/ FEB/ 26/OK

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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

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

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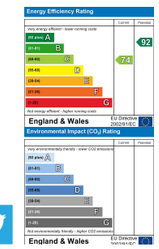
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Mount Pleasant Maidenwells, Pembroke, Pembrokeshire, SA71 5EH

- No Chain
- Approx 0.88 Of An Acre
- Two Reception Rooms
- Gorgeous Countryside View
- Air Source Heat Pump And Solar Panels
- Detached Cottage
- Three Bedrooms
- Conservatory
- Garage And Workshop
- EPC Rating: C



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A brilliant opportunity to acquire a well presented detached cottage, situated in the semi-rural village of Maidenwells, Pembroke. Surrounded by gorgeous countryside views, Mount Pleasant is the ideal property for those looking for a country lifestyle, while only being a short drive from town. Set within approximately 0.88 of an acre with various outbuildings, the property offers endless possibilities. Viewing is highly recommended!

Upon entering the property into an entrance hallway, you are instantly greeted with ample natural lighting. Two well appointed double bedrooms lead off the hallway, and look out towards the front of the property. A timeless open plan kitchen/diner is located at the heart of the property, and provides a great space for entertaining family and friends. Leading through into a sitting room, conservatory and the living room, the property has been designed with modern living in mind. Further accommodation includes a rear porch, a modern shower room and the third double bedroom. The property offers versatile accommodation throughout and would make a fantastic family home. Benefiting from an air source heat pump and solar panels, there is also UPVC double glazing.

Externally, a driveway leads off the lane with a gated entrance, with ample off road parking available. The property is set within approximately 0.88 of an acre, ideal for pets and for those with children. A patio area provides a great space for dining al fresco during those summer months. Various outbuildings are situated behind the property, which currently offer great secure storage. Prime for development subject to the necessary planning, a detached garage also provides additional storage and parking. An impressive workshop also offers many possibilities, with potential to run a business from home.

The hamlet of Maidenwells lies only 1.5 miles to the south of the town of Pembroke, with its historic Castle and mill-pond. The beautiful sandy beach at Freshwater East is just 4.5 miles away, and Bosherston lilyponds and Broadhaven South beach less than 4 miles, with many other beaches within easy driving distance. Tenby is 11.5 miles to the East. Pembroke and Pembroke Dock offer a wide range of amenities, including shops, restaurants, supermarkets and retail parks, dentist and doctors' surgeries, secondary school and leisure centre, whilst there is a primary school in nearby Stackpole.







DIRECTIONS

From the Pembroke Office proceed our of town through the main street and take the 3rd exit down well hill. Pass Grove School on your left and then turn left onto St Daniels Hill. Continue to follow the B4319 all the way to the village of Maidenwells. At the small roundabout, take the 1st exit and then take the next left. Continue up the road where the property is on the right hand side.
What/Three/Words:///bedspread.tunes.overnight

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