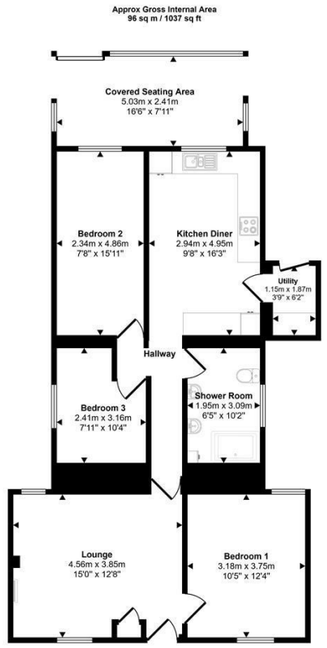


Floorplan

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: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Private Drainage, Mains Electric, Mains Water, privately owned solar panels.
HEATING: Oil Central Heating
TAX: Band B

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

EJL/ESL/09/26/OK EJL

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

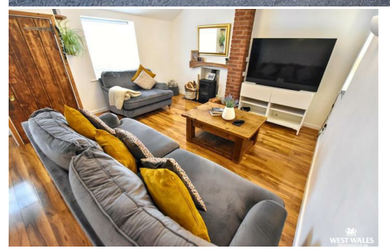
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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



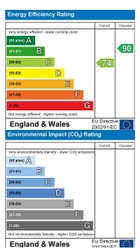






Westend 3 Goldborough Cottages Goldborough Road, Hundleton, Pembroke, Pembrokeshire, SA71 5RF

- End Terrace Cottage
- Three Bedrooms
- Sought After Village Location
- Shower Room
- Solar Panels
- Beautifully Presented
- Well Tended Garden With Covered Seating Area And Views
- Off Road Parking
- Oil Fired Heating
- EPC Rating: C



£280,000

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The Agent that goes the Extra Mile



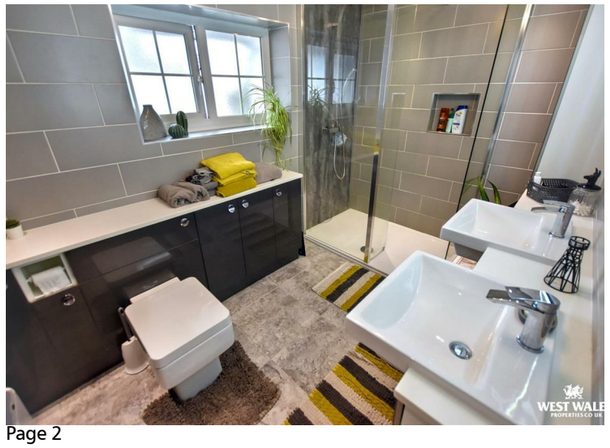


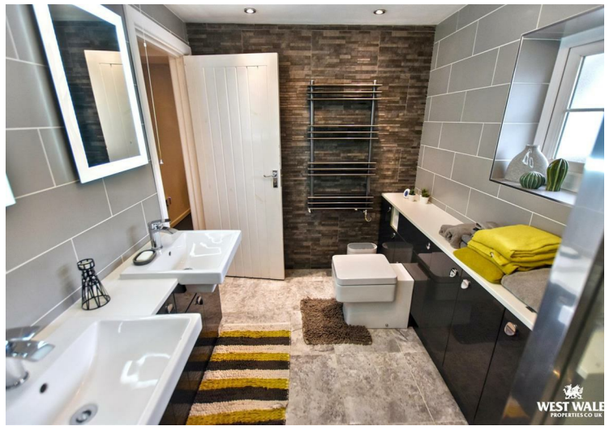
















A beautifully presented three-bedroom end-terrace cottage, situated in the sought-after village of Hundleton, just two miles from the historic town of Pembroke and its excellent range of everyday amenities.

Lovingly maintained to a high standard by the current vendors, the property offers welcoming accommodation finished in tasteful, neutral d☏cor throughout. The layout comprises of a welcoming living room and well equipped kitchen/diner, complemented by a useful utility room with direct access to the rear garden. There are two double bedrooms, a further single bedroom and an impressive family shower room, complete with a generous walk-in shower, 'his and hers' wash hand basins and illuminated mirrors.

The cottage benefits from double glazing and oil-fired central heating, together with multiple loft spaces providing an excellent amount of additional storage. A particularly attractive feature is the privately owned solar panel system, which provides a healthy return from electricity supplied back to the grid.

Outside, the rear garden offers a wonderful space for both relaxing and family life. An undercover seating area provides a sheltered spot for outdoor dining and entertaining, while steps lead to a pretty two-tier garden with ample lawn space, an established apple tree and attractive views to the north from the upper level. A selection of useful storage sheds can also be found within the garden, some benefiting from an electricity supply. A driveway provides off road parking for approximately three cars.

Combining character, excellent presentation, practical family accommodation and a generous garden, this delightful cottage offers an appealing opportunity in one of the area's popular village locations. A robotic lawn mower is also available by separate negotiation with the vendors.







DIRECTIONS

From the Pembroke office proceed through the Main Street and at East Gate Roundabout take the third exit down Well Hill. Pass Grove School on your left-hand side and then turn left onto St Daniels Hill (B4139) Enter the village of Maidenwells and go straight over the roundabout, following the road in the direction of Angle. Turn right at the junction signposted towards Hundleton (B4320) and enter the village, passing the school on your right. Take the left hand turn onto Guilderoy Road, and the property will be found on the left hand side at the end of the properties.
What3Words: ///capers.disbelief.gradually

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