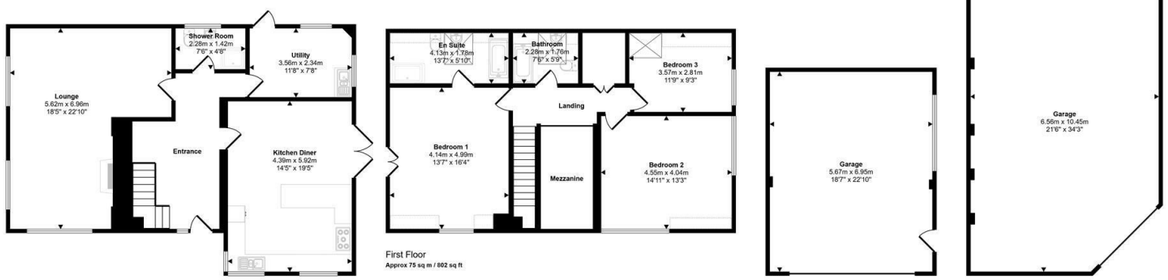
Approx Gross Internal Area
269 sq m / 2896 sq ft




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: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Mains Gas
Heating: Gas and Oil for Rayburn
TAX: Band D

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

EJL/ESL/07/26/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



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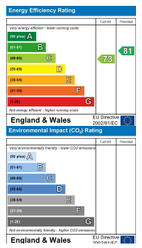






## Quoits Mill Hundleton, Pembroke, Pembrokeshire, SA71 5RJ

- **Detached House**
- **Off Road Parking**
- **Very Well Presented**
- **Located On The Side Of The Estuary**
- **Gas Heating With Oil Rayburn**
- **Three Double Bedrooms**
- **Two Garages With Space For 5 Cars And Off Road Parking For 5 Cars**
- **Well Tended Gardens**
- **Elevated Position Enjoying Uninterrupted Water Views**
- **EPC Rating: C**




## Offers In Excess Of £425,000

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***The Agent that goes the Extra Mile***























Occupying a truly enviable waterfront position on the shoreline at Quoits Mill, near Hundleton, this beautifully presented detached residence enjoys an elevated position allowing for breathtaking panoramic views across the estuary and offers an exceptional coastal lifestyle. Tucked away along a single-track lane, the property enjoys a wonderful setting with spectacular scenery.

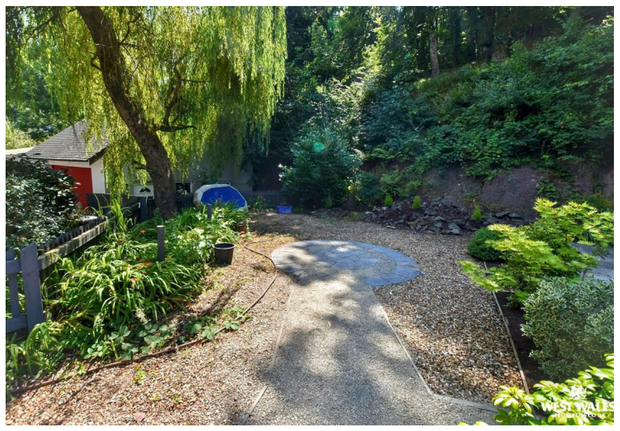
The accommodation is introduced by an impressive galleried entrance hall featuring a striking skylight. The ground floor also offers an L-shaped lounge/dining room centred around a feature fireplace, a well-equipped kitchen/breakfast room, utility room and shower room with a 10.5kw electric shower and WC. Upstairs, there are three double bedrooms, including a superb principal suite complete with an en-suite shower room with bath featuring side taps, a double power shower, WC and wash hand basin. French doors opening onto a private balcony—an idyllic spot to relax whilst taking in the magnificent estuary views. The second bedroom also enjoys uninterrupted water views through an attractive feature arched window. The family bathroom is served by a bath with power shower over, wash hand basin and WC.

The property has been meticulously maintained throughout and benefits from double glazing and gas central heating.

Externally, a block-paved driveway provides ample off-road parking and leads to a double garage, ideal for storage of up to 5 vehicles, hobbies or a variety of other uses. The attractive gardens have been thoughtfully landscaped with decorative gravel, mature planted borders and a selection of inviting seating areas perfectly positioned to appreciate the stunning waterfront outlook. A useful storage shed is situated at the end of the garden, completing this exceptional coastal home.

Offering a picturesque shoreline setting and captivating estuary views, this superb property presents a rare opportunity to acquire a beautifully maintained home in an outstanding coastal location.








## DIRECTIONS

From the Pembroke office head through the traffic lights on the way to Monkton, follow the road round and proceed along Angle Road and head out of Monkton towards Hundleton. As the road turns to the left, take the right hand turn down the lane towards the estuary, Pass the big tap and the property will be found on the right hand side. What3Words: ///bins.fast.sunflower

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