



airborris



## 24 The Woodlands, Roch – SA62 6HB

£75,000

\*Freehold

\*Extensively Refurbished

\*Two Bedrooms

\*Modern Kitchen & Shower Room

\*Private Garden & Patio Areas

\*Well Maintained Level Plot

\*Designated Parking Space (No steps)

\*Short Drive to Newgale Beach (3.6 miles).

## Description/Situation

This beautifully refurbished 2-bedroom freehold chalet offers a stylish and comfortable coastal retreat. Modernised throughout by the current owner, it features a new shaker kitchen with integrated appliances, a renewed shower room, and cosy living spaces with double French doors leading to outdoor seating. The south facing aspect creates a natural sun trap on the grassed area, providing a warm and inviting space for relaxation. Set on a level plot, with well maintained grounds, patio area, and designated parking space, the property has been upgraded with insulation, new drainage systems, and quality finishes for year-round comfort. Located in a peaceful woodland setting, it is just a short drive to Newgale beach (3.6 miles) and the stunning Pembrokeshire coastline, making it an ideal holiday home or low-maintenance residence.

## Hallway

The property is entered via a new composite stable door, opening into a welcoming hallway finished with newly fitted oak strip flooring. From here, doors lead off to the shower room and the main living area, providing a practical flow through the home. The hallway benefits from new ceiling insulation, ensuring improved comfort and energy efficiency, while the quality finishes such as the stable door and oak flooring add both character and durability.

## Lounge Area (Open Plan)

Double glazed windows to the front, French doors to the side open to a level grassed seating area, the ideal spot for morning coffee or evening relaxation. The lounge area is fitted with quality wool carpets, full-length insulated curtains, fitted wooden venetian blinds and two wall mounted Dimplex slimline heaters, doors leading off to bedrooms. This area flows through to the beautifully designed kitchen area.

## Kitchen Area (Open Plan)

Newly fitted shaker style kitchen with a range of integrated appliances, including a Neff washer/dryer, dishwasher, fridge with handy freezer box, electric hob with built in oven. Oak flooring extends through the kitchen, hall, and bathroom, while real wood tongue-and-groove cladding and open shelving add warmth and character to the walls. The open stable door offers uninterrupted views to the exterior gardens.

## Bedroom 1

Double glazed large side window, wall mounted Dimplex heater, and a generous sliding wardrobe offering ample storage, fitted wool carpeting to match.

## Bedroom 2

Double glazed large side window, wall mounted Dimplex heater, fitted wool carpeting to match.

## Shower Room

Double glazed obscure window to side, large corner shower with electric unit, low level w.c, wash hand basin, full-height tiled walls, oak strip flooring, wall mounted electric electric towel rail.

## Externally

The chalet has been extensively refurbished with upgrades including a new sewer drainage system, rainwater drainage, ample insulation, and composite stable door for both style and security. The entrance porch has also been renewed with updated fascia and support features. Outside, a newly laid patio offers the perfect place to enjoy evening sunsets, while the chalet sits on a level plot (no steps) with grassed areas for seating and recreation. This chalet boasts a beautiful outlook, providing a relaxing feel within the well-maintained site. An allocated parking space is also included.

## Tenure

Freehold

## Restrictions

Restricted occupancy - in the four months from November to February you can only stay for one week in each of those months.

## Additional Information

There is a maintenance charge of £1038.70 per annum.

## Council Tax

Exempt from additional council tax. The property also qualifies for helpful annual council tax reduction.

















