Richmond House, Richmond Road, Pembroke Dock SA72 6TG

Offers in the region of £675,950

Designed, To Capture The Stunning Estuary Views
Glass Fronted Balconies From Principle Rooms
Finished To A Very High Standard
Double Garage And Ample Off Road Parking
Five Double Bedrooms Three with En suites
DESCRIPTION
A spectacular architect designed 5 bedroom detached property with stunning views over the Cleddau estuary. The spacious accommodation is split over 2 levels and benefits from well-maintained landscaped gardens leading down to the water. There is an integral double garage and ample off road parking. The luxury accommodation offers 5 double bedrooms (3 en suite) and 2 separate kitchen/dining areas, one on each level. There are breathtaking views from almost every room in the property.

The open plan kitchen/dining area and the master bedroom lead onto separate balconies from which you can enjoy some of Pembrokeshire’s wildlife whilst you relax and watch boats and yachts passing by. Steps lead to the rear of the property and the decked area overlooking the landscaped gardens. This property has been used as a luxury boutique bed and breakfast in the past and would make an ideal business opportunity subject to consent. A solid oak and glass stairway provides access to the lower ground floor. A part of this accommodation could be used as a lockable annexe which is integral to the house but can be accessed independently. This area comprises a kitchenette and shower room with second floor level access.

All the lower ground floor rooms have stunning views and direct access to the large decked area which overlooks the waterway. All bedrooms have solid oak bespoke fitted wardrobes and there are oak wooden floors and oak doors throughout.

LOCATION
Pembroke Dock and the port of Pembroke are connected to Milford Haven by the Cleddau Bridge which was completed in 1972. There are a range of amenities in the locality, including hotels, guesthouses, supermarkets and schools. Pembroke Dock has several bus services linking to Haverfordwest, Milford Haven and Tenby. There is also a railway station. The historic Royal Dockyard is now the site of the Irish Ferries terminal to Rosslare.

ENTRANCE HALLWAY
20’ x 7’5min (6.10m x 2.26m)
Enter property via a part obscure double glazed door with side windows. Stairs lead to the lower ground floor with solid wood flooring, 2 radiators, storage cupboard with sliding mirror doors, door leading to the integral garage. Doors to:

CLOAKROOM
6’8 x 5’2 (2.03m x 1.57m)
Solid wood flooring, vanity unit with a sink and storage cupboard under, granite work surface to the side and window sill. unit incorporates a low level WC, radiator, obscure double glazed window to the front aspect.

LIVING ROOM
23’1 x 17 max (7.04m x 5.18m max)
Floor to ceiling double glazed windows with estuary view, solid wood flooring, 2 radiators and double doors leading to the open plan kitchen/dining room.

KITCHEN AREA
23’ x 11’7 (7.01m x 3.53m)
Modern range of wall and base units, granite work surfaces and matching up stands.

OPEN PLAN LIVING ROOM/KITCHEN
113’ x 131 approximately (3.43m x 3.99m approximately)
Solid wood flooring, radiator, 2 double glazed windows to the side aspect with estuary view and 1 to the rear with estuary view. Double glazed doors granting access to the balcony.

BEDROOM ONE
168’ x 135’ (5.06m x 4.09m)
Double glazed door with access to the balcony, double glazed window with estuary views, solid wood flooring, built-in wardrobes, radiator and a door to:

DRESSING ROOM
12’4 x 11’5 max (3.76m x 3.48m max)
Built-in wardrobes with full length sliding mirrored doors, radiator, solid wood flooring, granite shelf, double glazed window to the rear with estuary view and granite window sill, door to:

EN-SUITE BATHROOM
10’3 x 8’9 (3.12m x 2.67m)
Comprising a corner shower enclosure, panel bath, vanity unit with sink and storage cupboard under, work surface to the side, unit incorporates a low level WC, chrome heated towel rail, extractor fan, vanity unit with sink, localised wall tiles and an obscure double glazed window to the side aspect. Airing cupboard with slatted shelving and a radiator within.

INTEGRAL DOUBLE GARAGE
22’8 x 19’3 (6.91m x 5.87m)
With electric up and over door to the front, 2 obscure double glazed windows to the side aspect, loft access point, door to the rear, wall hung gas boiler and hot water cylinders. Base unit with a sink and work surface to the side, also having plumbing and space underneath for a washing machine.

LOWER GROUND FLOOR
HALLWAY
Storage cupboard with slatted shelving and radiator within, doors to:

SHOWER ROOM
8’9 x 7’4 (2.67m x 2.24m)
Comprising a corner shower enclosure and vanity unit with a sink and storage cupboard under, work surface to the side, unit incorporates a low level WC. Obscure double glazed window to side aspect, extractor fan, radiator, localised wall tiles and tiled flooring.

BEDROOM TWO
13’ x 13’ (3.96m x 3.96m)
Double glazed door with access to decking, double glazed window with estuary views. Built-in wardrobe and radiator.

BEDROOM THREE
169’ x 13’5 (5.11m x 3.96m)
Double glazed door with access to decking, double glazed window with estuary views. Built-in wardrobe and radiator.

INNER HALLWAY
2 radiators, a light tube window, doors to:

BEDROOM FOUR
166’ x 115’ min (5.03m x 3.48m min)
Double glazed door with access to decking, double glazed window with estuary views, built-in wardrobe, radiator, door to:

EN-SUITE SHOWER ROOM
7’5 x 7’1 (2.26m x 2.16m)
Comprising a corner shower enclosure, extractor fan, vanity unit with sink and storage cupboard under, work surface to the side, unit incorporates a low level WC, radiator, localised wall tiles and tiled flooring.

BEDROOM FIVE
185’ x 112 (5.00m x 3.40m)
Double glazed door with access to decking, double glazed window with estuary views, built-in wardrobe, radiator, door to:

EN-SUITE SHOWER ROOM
7’5 x 7’1 (2.26m x 2.16m)
Comprising a corner shower enclosure, extractor fan, vanity unit with sink and storage cupboard under, work surface to the side, unit incorporates a low level WC, radiator, localised wall tiles and tiled flooring.

OPEN PLAN LIVING ROOM/KITCHEN
24’8 x 11’3 (7.52m x 3.43m)

KITCHEN AREA
Matching wall and base units, work surfaces over, 1/2 bowl sink with mixer tap and integrated double wall units. Integrated oven, ceramic hob with extractor hood above. An internal obscure glazed window grants light to the inner hallway.

LIVING AREA
Double glazed windows facing the rear with estuary views, radiator, part obscure double glazed door to side aspect.

EXTERNALLY
The property is approached via double bespoke coated gates. All railings, gates and balconies in this property are bespoke. A tarmacked drive leads to the double garage. Gravelled steps to the side of the garden gate which lead to the lower level where there is a wooden summerhouse and decked platform. The gardens are bordered with mature shrubs and flower beds.

SERVICES
We are advised mains electricity, water and drainage are connected to the property. Central heating via the gas boiler located within the garage.

VIEWING
By appointment with the selling Agents on 01646 685577 or e-mail pembroke@johnfrancis.co.uk

OUR OFFICE HOURS
Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

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TENURE
We are advised that the property is Leasehold - share of freehold

GENERAL NOTE
Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS
From our office in Main Street Pembroke continue to the end of town and at the roundabout take the third exit down Well Hill. Continue along the road passing The Commons Park on your left and follow the road round to the right remaining on the left hand side passing Pembroke Castle. Continue up Bush Hill and at the traffic lights continue straight down Ferry Lane to the end of the road. At the traffic lights turn left and at the roundabout take the first exit towards Pembroke Dock. Follow the road until you reach the final roundabout (by Asda), and take the last exit towards Hobbs Point. Take the first right hand turn (Stockwell Road) and follow this road until you reach Richmond Road. The property is located at the top of the hidden on your left hand side.

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TOTAL AREA: APPROX. 317.5 SQ. METRES (3417.5 SQ. FEET)
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