



View: By appointment with the Agents  
Services: We have not checked or tested any of the Services or Appliances  
Tenure: Freehold  
We are advised Tax: Band D

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

EJL/ESR/02/2021/OK/ESR

Any plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

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.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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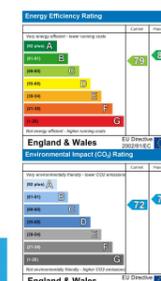


### Edgefield Cottage Beach Road, Llanreath, Pembroke Dock, Pembrokeshire, SA72 6TP

- Detached Property
- Modern Bathroom and Wet Room
- Open Plan Kitchen/Diner
- Four Bedrooms
- Vaulted Lounge With Balcony
- Underfloor Heating To Kitchen And Solar Panels
- Beautiful Haven Views
- EPC Rating: D
- 0.2 Acre Terraced Garden To Rear
- Off Road Parking And Storage/Workshop

Offers In Excess Of £265,000

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**The Agent that goes the Extra Mile**



**\*\*VIRTUAL VIDEO AVAILABLE\*\***

Edgefield Cottage is a most interesting detached house located in the sought after area of Llanreath, on the edge of Pembroke Dock town. The property has a South facing aspect and boasts a unique upside-down design enjoying stunning views over the surrounding golf course and the Milford Haven waterway. The layout of the property briefly comprises: Entrance Hall, Lounge with a vaulted ceiling and bi-folding glass doors onto a balcony, open plan Kitchen/Diner, Utility Room, Three Bedrooms and a Fourth Bedroom/Study, Bathroom and Wet Room.

Externally the property offers a driveway to the side leading to a detached metal workshop/shed, with steps leading along the side of the property to a patio area and a tiered lawn garden measuring 0.2 acres. The property is equipped with privately owned solar panels for reduced energy bills, and underfloor heating in the kitchen along with gas-fired central heating, and a wood-burning stove in the lounge. There is ample storage available at the property and it is within a few minute's walk from the South Pembrokeshire Golf Course and Clubhouse. The property is further served by UPVC double glazing.

Edgefield Cottage has the added benefit of no onward chain. Viewing is highly recommended in order to fully appreciate!

Pembroke Dock, or the Port of Pembroke, is located on the edge of the Milford Haven waterway, with its historic Royal Dockyard, and is now the site of the Irish Ferries terminal to Rosslare. There is a range of amenities in the locality, including hotels and guesthouses, superstores, retail parks, primary and secondary schools, leisure centre and a golf course. The lovely countryside of the Pembrokeshire Coast National Park is accessible via the coastal path, and there are many beautiful beaches within driving distance.



**Lounge**

19'5" x 19'2" (5.93m x 5.86m)

**Bedroom Three**

11'2" x 7'1" (3.42m x 2.18m)

**Kitchen**

19'3" x 19'1" (5.88m x 5.84m)

**Bedroom Four**

10'11" x 6'2" (3.33m x 1.89m)

**Utility Room**

10'3" x 4'9" (3.14m x 1.45m)

**Bathroom**

10'3" x 7'3" (3.13m x 2.21m)

**Bedroom One**

11'3" x 12'7" (3.45m x 3.84m)

**Wet Room**

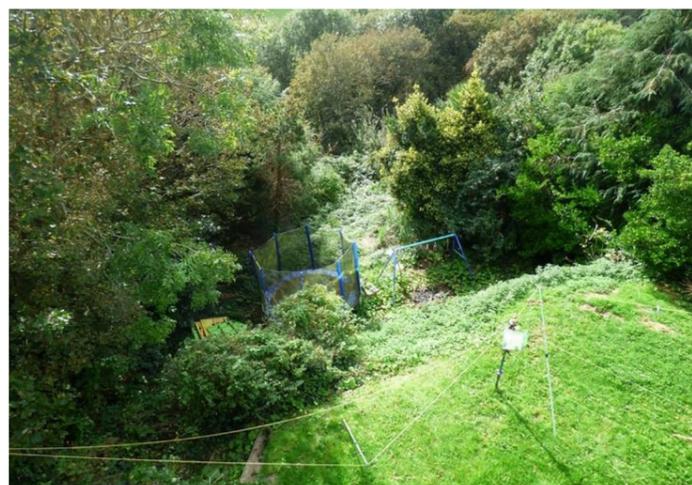
10'9" x 4'8" (3.28m x 1.44m)

**Bedroom Two**

11'3" x 12'4" (3.45m x 3.78m)

**Sun Room**

5'11" x 9'8" (1.81m x 2.95m)



**DIRECTIONS**

From our office in Pembroke proceed up Bush Hill in the direction of Pembroke Dock and continue along until you reach the top of Ferry Lane. Turn left at the traffic lights, passing the entrance to Pembroke School and continue until you reach the T Junction at the end. Turn right and follow the road round, bearing left at the fork on Victoria Road. Follow this road all of the way into Llanreath, taking the road to the left where there is a sign saying Beach road, and the property is at the end of this road.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.