



## Penyrhiw

Llanreath, Pembroke Dock, SA72 6TL

OIRO: £210,000 | Freehold | EPC: D





Located in the picturesque village of Llanreath, this delightful three-bedroom detached property offers off-road parking, no onward chain, and is only a short walk from the scenic Cleddau Estuary. Set in an attractive coastal setting, the home is appealing to those seeking a peaceful lifestyle within easy reach of local amenities.

Upon entering, a practical hallway leads into a spacious lounge, enhanced by bespoke shelving and exposed stonework, providing ample room for both relaxation and dining. Patio doors open directly onto the rear garden, flooding the space with natural light. The kitchen features a range of matching eye and base units with a breakfast bar, complemented by a functional utility area. Two generously sized double bedrooms, one of which could comfortably serve as an additional lounge, are situated on the ground floor, along with a convenient shower room.

Upstairs, an additional double bedroom boasts fitted wardrobes, while a great sized family bathroom presents a freestanding roll-top bath and corner shower, meeting a variety of needs. Externally, a detached single garage provides secure parking and straightforward access from the roadside. Pathways lead to an expansive rear garden, complete with a patio, lawn, pergola, and feather-edged fencing for added privacy.

Situated in the village of Llanreath, this property offers the perfect blend of tranquil living and community convenience. Its proximity to the historic Pembroke Castle, the scenic mill pond, and the stunning beaches of Barafundle Bay and Broad Haven South make it an ideal retreat for those who appreciate coastal and natural beauty. Local amenities—including supermarkets, surgeries, leisure centres, and transport links—are available in the nearby towns of Pembroke Dock and Pembroke, which lie within close proximity.





### Entrance Hallway

Enter through a uPVC front door into a welcoming space with doors leading to bedrooms and receptions.

### Lounge

**7.37m x 4.68m (24'2" x 15'4")**

Finished with oak-effect laminate flooring, this generous reception area includes windows to the side aspect, a sliding patio door leading to the patio and garden, bespoke shelving offers a stylish storage solution and a staircase rising to the first floor with an exposed stone feature wall below.

### Kitchen

**3.86m x 3.46m (12'8" x 11'4")**

Featuring oak-effect laminate flooring, this well-appointed kitchen provides a range of matching eye- and base-level units topped with worktops and tiled splash backs. A breakfast bar accommodates two stools, while the appliances comprise an eye-level electric oven and a five ring gas stove and extractor above. A double sink with draining board sits below a window overlooking the patio and garden, and dedicated space is available for an under-counter fridge/freezer.

### Utility Room

**2.41m x 1.73m (7'11" x 5'8")**

Also laid with oak-effect laminate flooring, this practical space includes base-level units with worktops, a sink and draining board, space for a washing machine and a window to the side aspect. A uPVC door offers direct access to the garden, with a velux window above.

### Shower Room

Featuring tiled flooring and walls, this shower room offers a WC, a sink, and a shower with a glass door, alongside an extractor fan and a glazed window to the rear aspect.

### Bedroom One

**3.83m x 3.72m (12'7" x 12'2")**

A comfortable double bedroom, finished with laminate flooring, a feature wooden-panelled wall, and a window to the fore aspect.

### Bedroom Two / Snug

**3.83m x 3.27m (12'7" x 10'9")**

Versatile in use, this double bedroom features laminate flooring, an open fireplace with an ornate surround and marble hearth, bespoke shelving, and a window to the fore aspect.

### First Floor

#### Bedroom Three

**4.09m x 3.73m (13'5" x 12'3")**

Laminate flooring, fitted wardrobes, and an integrated storage cupboard are on offer in this double bedroom, which benefits from a window to the side aspect.

### Bathroom

**3.73m x 2.36m (12'3" x 7'9")**

Tiled flooring and tiled walls encompass a WC, sink with vanity unit and mirror above, roll-top freestanding bath, and a corner shower enclosed by glass doors. Glazed windows to the side and rear aspects, a heated towel rail, and an extractor fan complete the suite.

### External

A detached single garage with convenient road access at the fore provides off-road parking. Pathways lead to the expansive rear garden and patio, which incorporates a good-sized lawn, a pergola, and feather-edged fencing for added privacy.

### Directions

From Pembroke, proceed up Bush Hill and turn left at the traffic lights at the top, entering Pembroke Road. Continue to the end of High Street, then turn right down Tregennis Hill and bear left onto Victoria Road, continuing uphill into Llanreath. Follow the route up Chapel Road, curving around to the right, and the property will be on the right-hand side, marked by our "For Sale" board.

### Additional Information

We are advised that all mains services are connected.

### Council Tax Band

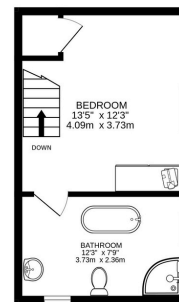
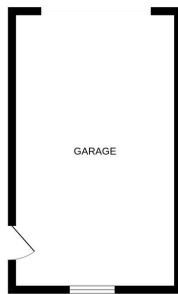
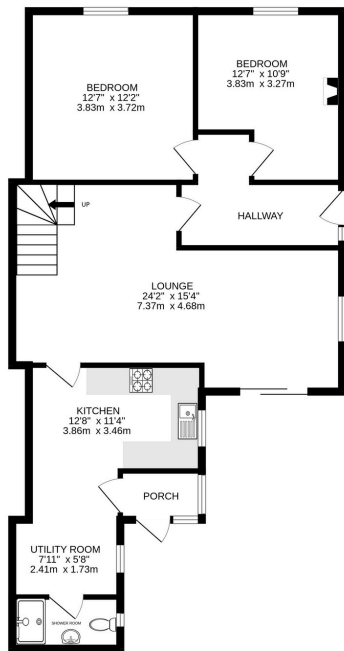
E (£1,846.43).





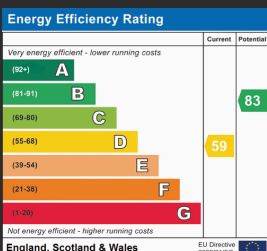
GROUND FLOOR  
1098 sq ft (102.2 sq.m.) approx.

FIRST FLOOR  
299 sq ft (27.9 sq.m.) approx.



TOTAL FLOOR AREA: 1357 sq.ft (126.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrepro 6/2025.



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER BRYCE & CO ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATSOEVER IN RELATION TO THIS PROPERTY.