



10, Lighthouse Drive

Llanstadwell, Milford Haven, SA73 1EF

Guide Price £699,950 | Freehold | EPC: B



Meticulously renovated and completed in 2022, this outstanding detached residence occupies an elevated position in the sought-after village of Llanstadwell and presents a rare turnkey opportunity. Designed for modern family living, the property offers generous proportions, an exceptional standard of finish throughout, panoramic coastal views, and landscaped gardens with multiple patio areas ideal for entertaining.

A spacious and welcoming entrance hall sets the tone, featuring a striking gallery landing and a bespoke stained-glass window that floods the space with natural light. Statement pendant lighting and considered detailing create an impressive introduction. At the heart of the home is a beautifully appointed kitchen, crafted by the renowned master joiners at Ratford Bridge. Fitted with Masterclass cabinetry, quartz work surfaces, high-specification integrated appliances, and a solid oak breakfast bar beneath pendant lighting, the space is both elegant and practical. A feature bay window to the front frames views over the gardens and coastline, while providing a bright dining area. The main lounge is equally impressive, featuring a Welsh slate hearth and log burner, with sliding doors opening directly onto the garden and patio – perfect for relaxed indoor-outdoor living. A formal dining room also opens to a covered patio at the rear, ideal for BBQs and year-round entertaining. Also on the ground floor is a utility room, a sleek shower room, a versatile office space (adjoining the garage), and a separate study that could serve as a fourth double bedroom if required.

Upstairs, the gallery landing offers additional storage and leads to three generously proportioned double bedrooms, each with fitted wardrobes and contemporary en-suite facilities. The principal bedroom is a highlight, featuring a walk-in his-and-hers dressing room and a luxurious en-suite bathroom with two-person freestanding bath and walk-in shower. Sliding doors open to a private balcony with uninterrupted water views that change beautifully throughout the seasons.

Externally, the property is set within an expansive double plot, with wraparound lawns bordered by mature hedging for privacy. A large driveway provides ample parking and access to the double garage via electric up-and-over doors. EV charging points and external power sockets add further convenience.

To the front, a covered patio offers a sheltered seating area, while pathways lead to a side patio where a stunning cedar-framed gazebo provides the perfect setting for al fresco dining – complete with outdoor mood lighting and panoramic views. To the rear, a shaded area features raised planters and a garden shed, further enhancing the outdoor space.

Llanstadwell is a picturesque waterside village on the edge of Milford Haven and Neyland. The renowned Ferry Inn restaurant is within walking distance, while local amenities including schools, GP surgeries, chemists, and shops are a short drive away. The nearby Milford Haven and Neyland marinas offer year-round appeal and a variety of leisure options.

Additional Information

The property benefits from a 12-panel solar energy system, with panels feeding into both the mains electricity and hot water supply via an Eddi solar diverter. Heating and hot water are provided by a Worcester combi-boiler, fuelled by mains gas. The property is connected to mains drainage, while rainwater is directed to private soakaways, further reducing water usage and bills. A comprehensive CCTV system is installed, comprising five external cameras linked to a central control hub with display screen.

What3Words

blows.wobbles.unloading



Entrance Porch

A composite front door, surrounded by uPVC windows, opens to a welcoming porch with tiled flooring. The wood-effect composite panelling and tongue-and-groove ceiling enhance the space, while a solid wood door leads into the hallway.

Hallway

Tiled flooring creates a seamless transition into the heart of the home, complemented by striking harlequin wallpaper. An oak staircase with glass balustrade ascends to the first floor, while under-stairs storage offers practicality. Doors lead to all receptions.

Kitchen

7.88m x 4.25m (25'10" x 13'11")

The kitchen features oak-effect LVT flooring and a range of bespoke, masterclass Ratford Bridge kitchen units in keeping with a refined aesthetic. The quartz worktops, upstands, and undermounted stainless steel 1.5 sink add a touch of luxury. Neff appliances include a double eye-level oven, induction hob with five rings, and an Elica extractor hood. Additional Neff appliances include a dishwasher, American fridge freezer with a water and ice dispenser, and a wine fridge. A central island, with a solid oak breakfast bar and space for two stools, is illuminated by pendant lighting. Oak shelving, wine racks, and a corner pantry cupboard are both practical and stylish. A bay window, complete with solar and electric blinds, provides panoramic views over the waterway. There is ample space for a dining table and seating.

Utility Room

4.41m x 3.03m (14'6" x 9'11")

Continuing with oak-effect LVT flooring, this space offers both base and eye-level units with worktops over, and plumbing for a washing machine and tumble dryer. Oak shelving and integrated storage add convenience, while a composite door provides access to the front aspect.

Shower Room

3.03m x 1.10m (9'11" x 3'7")

Finished with oak-effect LVT flooring and tiled walls, this contemporary shower room features a close-coupled WC, a wash hand basin with a vanity unit below, and a heated mirror above. The electric shower with a sliding glass screen and waterproof panelling, alongside a heated towel rail and extractor fan, provide comfort and functionality. A window to the rear aspect is fitted with a blind.

Boot Room

2.79m x 2.02m (9'2" x 6'8")

The boot room features tiled flooring, a tongue-and-groove bench, and a series of traditional hooks, perfect for hanging outerwear. A uPVC door opens seamlessly to the rear patio and garden area.



Master Bedroom

4.84m x 4.30m (15'11" x 14'1")

This expansive double bedroom offers ample space for both a king-size bed and additional bedroom furniture. Sliding doors lead to the veranda, with panoramic windows offering stunning water views. A window to the side aspect features a fitted blind and window seat. A radiator and television connections add to the room's appeal.

En-Suite Bathroom / Dressing Room

4.27m x 3.94m (14'0" x 12'11") / 3.94m x 2.85m (12'11" x 9'4")

The luxurious en-suite features porcelain tiled floors and fully tiled walls. The space includes a WC, a floating wash hand basin with a vanity unit below, and a mirrored wall with integrated lighting. The walk-in shower with a rainfall head and sliding glass screen offers a spa-like experience. A freestanding dual bath, with a tap and shower head attachment, boasts beautiful water views. A heated towel rail, windows to both side and rear aspects (with electric blinds), and an extractor fan ensure comfort. The adjacent dressing room, with carpeted flooring, includes his-and-her clothes racks, shelving, an airing cupboard, and a window to the rear aspect.

Bedroom Two

6.13m x 4.25m (20'1" x 13'11")

This expansive double bedroom features a carpeted floor and ample space for bedroom furniture. The bay window, with fitted blinds, offers panoramic water views. Built-in wardrobes, television connections, and a radiator complete the room.

En-Suite Shower Room

2.98m x 1.60m (9'9" x 5'3")

The en-suite features tiled flooring, tongue-and-groove panelling, and WC. The wash hand basin, with a vanity unit below, is complemented by a full-length mirror with lighting. The walk-in shower with waterproof panelling and a sliding glass screen, along with a heated towel rail and integrated cupboard, offers modern convenience. A window to the side aspect, extractor fan, and radiator complete the space.

Bedroom Three

4.25m x 4.16m (13'11" x 13'8")

This expansive double bedroom offers a carpeted floor and ample space for bedroom furniture. A window to the side aspect, with television connections and a radiator.

En-Suite Shower Room

3.03m x 1.06m (9'11" x 3'6")

This en-suite shower room features composite tiled flooring, a close-coupled WC, a wash hand basin with a vanity unit below, and a mirror with lighting. The shower, with a sliding glass screen, and heated towel rail enhance the functionality. An extractor fan and window to the side aspect with a fitted blind complete the space.

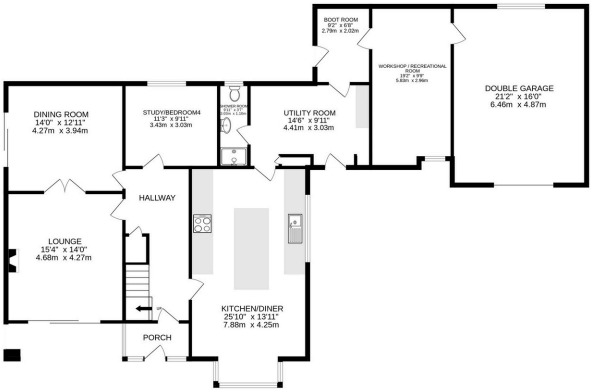






GROUND FLOOR
1846 sq.ft. (171.5 sq.m.) approx.

1ST FLOOR
1105 sq.ft. (102.6 sq.m.) approx.



TOTAL FLOOR AREA : 2951 sq.ft. (274.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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.
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Enquire



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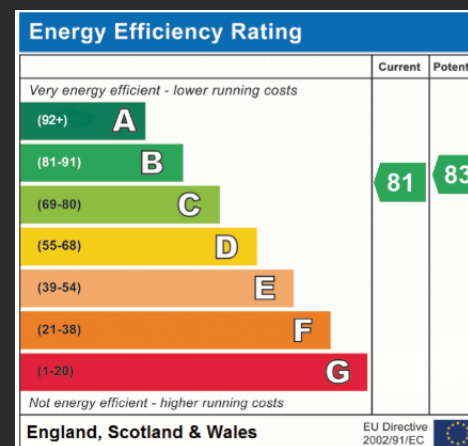
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Energy Performance Rating



Council Tax Band

Band F (£2,386.18)

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