



Coniston

Sardis, Milford Haven, SA73 1LX

Guide Price: £260,000 | Freehold | EPC: D



An attractive three-bedroom family home situated in the peaceful hamlet of Sardis, offering generous living space, a practical layout, and a balance of character and modern features. With well-proportioned rooms and an outdoor setting designed for ease of upkeep, the property is well suited to both family living and entertaining.

The property is entered via a side door opening directly into the kitchen, creating a practical day-to-day access point. The kitchen is fitted with a mix of wood and wood effect worktops, complemented by a useful pantry and dual-aspect windows that maximise natural light. From here, the accommodation flows into a welcoming dining hallway with space for a table and additional furniture. The lounge is a generous reception room, centred around an ornate fireplace, with French doors leading out to the garden. A separate office with its own access and an adjoining utility room add flexibility to the ground floor. Upstairs, three well-presented bedrooms include a spacious principal with built-in wardrobes and character features, all served by a family bathroom with tiled walls, a vanity unit, and a shower over the bath.

Externally, the property is approached through a gated block-paved courtyard with space for seating. A wrap-around paved terrace and small rear courtyard provide further outdoor areas, while to the front there is a lawn and landscaped grass bank with established trees that enhance the setting.

Sardis offers a tranquil position within easy reach of the Pembrokeshire coastline. Scenic walks can be accessed directly from the property, with country lanes, woodland and riverside trails all nearby. Everyday amenities are available in the surrounding villages, while Haverfordwest and Milford Haven provide a wider range of shops, schools, and leisure facilities. The location also allows convenient access to the county's renowned beaches, coastal paths, and countryside.



Kitchen

3.99m x 2.63m (13'1" x 8'7")

Laid with Amtico wood flooring, the kitchen is fitted with a range of matching base and eye-level units topped with a mix of wood and wood-effect surfaces, complemented by a grey tiled splashback. A stainless-steel 1.5 bowl sink sits beneath dual side-aspect windows, while integrated appliances include an oven with four-ring ceramic hob and extractor above. Plumbing is in place for both a dishwasher and washing machine, with space for a fridge-freezer. An understairs cupboard offers useful storage, and a side door — often used as the main entrance, provides convenient access directly into the home.

Dining Room

5.07m x 2.82m (16'8" x 8'7")

Amtico flooring continues into the dining room. This space comfortably accommodates a dining table and additional furnishings. Wall lights and a central hanging pendant enhance the setting, while a fore-facing window brings in natural light. Stairs rise to the first floor, with doors leading through to the lounge and kitchen.

Lounge

6.56m x 3.57m (21'6" x 12'4")

Finished with Amtico flooring, the lounge offers excellent proportions with scope for multiple seating arrangements. A black ornate fireplace with original tiled detailing, slate hearth, and wooden surround forms a striking focal point. Triple-aspect windows to the side and rear, French doors lead out to a low-maintenance seating terrace laid with artificial turf, creating a bright and welcoming space.

Office

3.12m x 2.83m (10'3" x 9'3")

With laminate flooring, this space is well-suited for a home office or study, with ample room for desk and seating arrangements. Access is provided through a composite door or French doors opening to a block-paved area.

Utility Room

3.12m x 1.92m (10'3" x 9'3")

Accessed via the office, this practical space accommodates the boiler and dryer with shelving providing useful storage

Porch

Entered through a composite front door with a glazed central panel, the stone-built porch is finished with a painted tiled floor underfoot. It provides a practical space for shoes and outerwear storage, with access to the hallway and dining area via a wood and glazed door.

First Floor

Landing

Carpeted throughout, the landing leads to all bedrooms and the bathroom, and incorporates an airing cupboard providing practical storage.

Bedroom One

5.25m x 3.75m (17'3" x 12'4")

Carpeted throughout, this well-proportioned double bedroom comfortably accommodates a king-size bed and further furnishings. Built-in wardrobes and a storage cupboard provide excellent practicality, while an exposed ceiling joist adds character. Dual aspect windows to the fore and rear aspects allow natural light.

Bedroom Two

4.89m x 3.12m (10'6" x 10'3")

Also laid with carpet, this spacious bedroom is currently arranged with twin beds but offers scope for a double or larger set-up. There is ample space for wardrobes, seating, and additional furniture, with a rear-facing window.

Bedroom Three

4.15m x 2.62m (13'7" x 8'7")

A cosy double bedroom with carpet underfoot, offering space for a bed and complementary furnishings. A fore-facing window draws in light.

Bathroom

3.15m x 2.63m (10'4" x 8'8")

Finished with Amtico flooring, the bathroom features a WC and wash hand basin set within a vanity unit topped by a mirror. An L shaped panelled bath with electric shower and glass screen sits against fully tiled walls. A rear Velux window brings in light, with space for additional storage.

External

The property is approached via a gated block-paved forecourt with patio space ideal for seating and entertaining. The paved area continues around the rear of the home, where there is further room for a storage shed. To the front, a well maintained small lawn and landscaped grass bank adds kerb appeal and frames the approach.

Additional Information

We are advised that all mains services are connected, with the property served by oil-fired central heating.

Council Tax Band

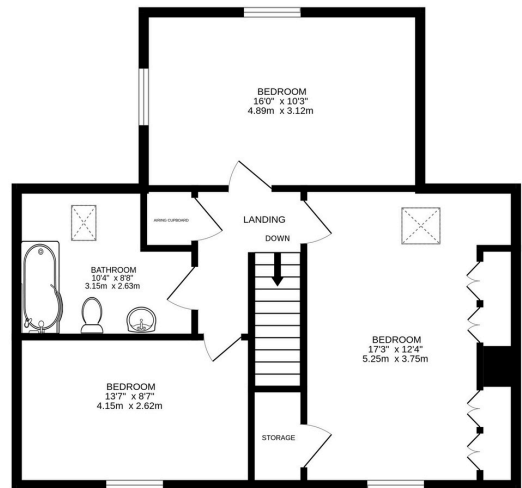
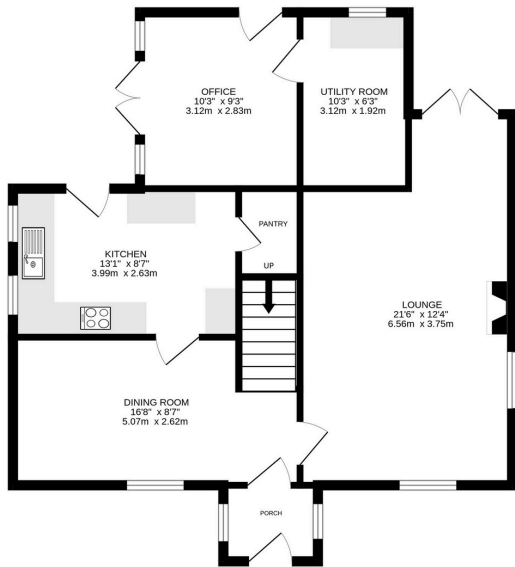
D (£1,651.97)





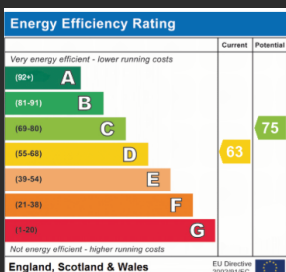
GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.

1ST FLOOR
658 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA : 1363 sq.ft. (126.6 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 intended contents and arrangement shown here are not fixed and are not to scale.



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.