



17 Paynter Street,
Pembroke, Pembrokeshire, SA71 4ED
Guide Price Of £200,000 | Freehold | EPC: D



Through the vendors eyes...

"When we purchased the property, it was the quiet, established position that appealed to us. It's a place where many of the neighbours have lived for decades, one neighbouring family for over 40 years, which gives the area a genuine sense of community. The house itself offered a practical layout and, importantly, a blank canvas that allowed us to put our own stamp on it.

The layout has always been straightforward. The front room in particular offers flexibility and would work well as a home office or playroom. There is a good-sized kitchen with plenty of storage, and the separate utility area has been a real bonus. The windows have all been replaced during our time and allow lots of natural light into the home due to their generous size. We have always taken pride in the property and have ensured the boiler and electrics have been serviced regularly.

The outside space offers plenty of potential, whether that's creating seating areas, space for entertaining, or simply enjoying a manageable outdoor setting with views towards the nearby castle. The double garage has power connected and offers excellent potential as a workshop or simply additional storage.

One of the standout features of the property is its location. It is within comfortable walking distance of the town centre, making shops, amenities and everyday services easily accessible. There are also plenty of nearby routes for dog walking and open spaces to enjoy the outdoors. The castle and the mill pond are just a short walk away, providing lovely spots to enjoy a stroll and take in the local scenery. Schools are close by, and there are good bus connections for travelling further afield. It's a fantastic location and we hope the next owner, will enjoy it as much as we have."



Entrance Hallway

5.27m x 1.72m (17'3" x 5'8")

Carpet underfoot in this welcoming hallway, providing space for coats and everyday storage. The area offers access to the principal ground floor rooms. A window to the fore aspect allows natural light.

Office/Playroom

4.85m x 2.32m (15'11" x 7'7")

Laminate flooring underfoot in this versatile and generously sized room, offering flexibility for use as a home office, playroom or additional reception space. A window to the fore aspect.

Lounge

5.45m x 3.26m (17'11" x 10'8")

Laminate flooring continues throughout this spacious reception room, offering ample space for a variety of seating arrangements. A feature electric fireplace with surround provides a focal point, complemented by wall lighting. A large window to the fore aspect allows natural light to fill the room.

Kitchen

4.37m x 4.04m (14'4" x 13'3")

Tiled flooring runs throughout this well-appointed kitchen. Fitted with a range of matching base and eye-level units with complementary worktops and tiled splashbacks. Integrated appliances include an electric oven with hob and extractor over, along with a fridge freezer and dishwasher. A breakfast bar provides additional seating. A stainless steel sink with drainer is positioned beneath a rear-facing window, while doors lead to the rear garden and a utility space with plumbing for a washing machine and tumble dryer.

Dining Room

4.18m x 2.73m (13'8" x 9'0")

Laminate flooring underfoot with ample space for a large dining table, making this an ideal setting for everyday dining or entertaining. With wall lighting and sliding glazed doors opening directly onto the rear decking.

First Floor

Landing

Carpeted flooring underfoot with a built-in airing cupboard housing the boiler and practical shelving for storage. A window to the rear aspect allows light into the landing.

Bedroom One

3.51m x 3.30m (11'6" x 10'10")

Carpeted flooring underfoot in this well-proportioned bedroom, offering space for a double bed and additional furniture. Integrated storage with hanging rails provides practical wardrobe space. A large window to the fore aspect allows natural light into the room.

Bedroom Two

3.26m x 2.95m (10'8" x 9'8")

Carpeted flooring underfoot in another comfortable double bedroom. Built-in storage provides practical wardrobe space, with a large window to the fore aspect.

Bedroom Three

2.50m x 2.46m (8'2" x 8'1")

Carpeted flooring underfoot in this single bedroom, ideal as a nursery, home office or guest room. A window to the rear aspect provides natural light.

Bathroom

3.09m x 1.94m (10'2" x 6'4")

Tiled flooring underfoot with complementary tiled walls surrounding the bath area. The suite comprises a WC and wash basin with mirror above, a whirlpool bath, and a corner shower with sliding glass screen and waterproof shower boards. A heated towel rail is installed along with a window to the rear aspect.

Double Garage

5.74m x 4.88m (18'10" x 16'0")

A large detached double garage positioned to the rear of the plot, benefiting from vehicle access via an adjoining lane. Fitted with up-and-over doors and benefiting from power and lighting.

External

To the front, a driveway provides off-road parking for one vehicle, with decorative chippings creating a low-maintenance frontage. To the rear, a decked area provides an ideal space for outdoor dining and entertaining, leading onto a lawned garden, surrounded by block wall and feather-edge fencing.

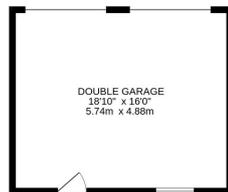
Additional Information:

We are advised that all mains services are connected, with mains gas central heating installed.

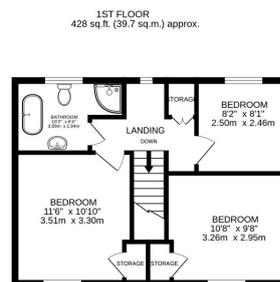
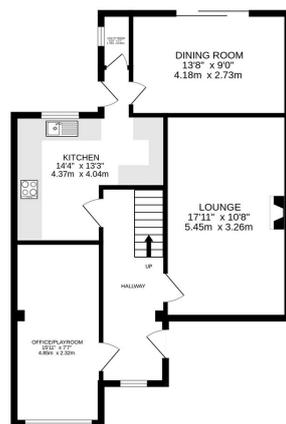
Council Tax Band

C (£1,468.42)





GROUND FLOOR
975 sq.ft. (90.6 sq.m.) approx.



TOTAL FLOOR AREA: 1403 sq.ft. (130.4 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 for any prospective purchase. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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