

**PEMBROKESHIRE  
PROPERTIES**  
ESTATE AGENTS

12 Ashdale Mews, Pembroke,  
Pembrokeshire, SA71 4QU

Tel: 01646 562387

Mobile: 07821282534

info@pembrokeshireproperties.co.uk



**12 Ashdale Mews, Pembroke**

**Pembrokeshire SA71 4QU**

**Guide Price £210,000**

Pembrokeshire Properties are excited to be marketing for sale, 12 Ashdale Mews. This outstanding 3 bedroom end of terrace property, is situated on a large plot in a quiet development in the historic town of Pembroke. The property comprises of two and half bathrooms, substantial living room and open plan kitchen / diner. Externally the home boasts an ample driveway, private rear and side garden with a summerhouse / workshop and a shed.

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Registered office address: 1 Spilman Street, Carmarthen, Wales, SA31 1LE

Business Address: 25 Hawkstone Road, Pembroke Dock, Pembrokeshire, SA72 6HN

Registration number: 13486480



- 3 BEDROOM
- OUTSTANDING DESIGN
- 2.5 BATHROOMS
- SUMMERHOUSE/ WORKSHOP
- IN THE HISTORIC TOWN OF PEMBROKE
- PRIVATE REAR AND SIDE GARDEN
- TURN KEY PROPERTY

**Tenure:** We are advised the property is Freehold.

**Information about the property**

We are excited to bring to the market 12 Ashdale Mews, Only built by butler homes in 2017 and still within the 10 year warranty, this outstanding 3-bedroom end of terrace property has deceptively tall ceilings, great size rooms and boast a family bathroom, en-suite and downstairs cloakroom. This is not your typical new build property and must be seen to appreciate its qualities. Externally the property has ample parking for numerous vehicles and a substantial size south facing rear garden, which has double gates for access of additional vehicles, should it be required. The garden is mainly laid to lawn with a good size patio area, workshop/ summerhouse and an ample shed. Set on a corner plot at the far end of the development, its location is quite private in that it is not overlooked and sits on the largest plot with gardens extending at the back and around the side of the house, making the gardens very private and secluded. On entry to the property, you are instantly wowed by the brightness and feeling of space that the tall ceilings and bay window gives, it almost feels as though you are in a period property. The living area is neutrally decorated which compliments the natural light and space to this very large area. Through the partially glazed internal door to the rear of the living room is the contemporary kitchen/ diner again a good size space with lots of natural light. The kitchen overlooks the rear of the property with a set of French doors opening on to the patio area of the rear garden, this makes a great alfresco dining space in the summer months. The kitchen is well equipped with grey shaker design cupboards and an oak worktop with travertine splashback. The room has vast cupboard space with the laundry centre housed in its own cupboard within this area.



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Upstairs is the modern family bathroom which comprises of a full-size bath with overhead shower, sink and wc and is tiled throughout. There are three large bedrooms all with their own storage areas. The master bedroom has its own ensuite with a walk-in shower, wc and wash hand basin. The location of this property is perfect for an evening stroll round the historic town which has so much to offer with numerous cafes, boutiques and well being shops there is plenty to keep you entertained, if being close with nature is more your thing, there is a wonderful walk around the medieval castle or you could stop and sit to take a moment and watch wildlife at its best around the mill pond, your closest beach is only 4.3miles

**DIMENSIONS**

**GROUND FLOOR**

Living Room 5m x 5m

Kitchen/ Diner 5.18m x 3.02m

Cloakroom 2.06m x 1.09m



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#### **FIRST FLOOR**

Bedroom One 4.8m x 3m

Ensuite 3m x 1.17m

Bedroom Two 3m x 2.84m

Bedroom Three 3m x 2.25m

Family Bathroom 3m x 2.16m

#### **SERVICES**

We are advised all mains services are connected to the property. The property has a gas central heating system with combi boiler.

#### **EPC RATING –B**

#### **COUNCIL TAX BAND—D**

#### **VIEWINGS**

Strictly by appointment only with a member from Pembrokeshire Properties Estate Agents Ltd 01646 562387

#### **GENERAL NOTE**

All information used for marketing material has been provided and advised to us by the legal property owner. Floorplans and dimensions are approximates and may differ. All interested parties should satisfy themselves with the information.

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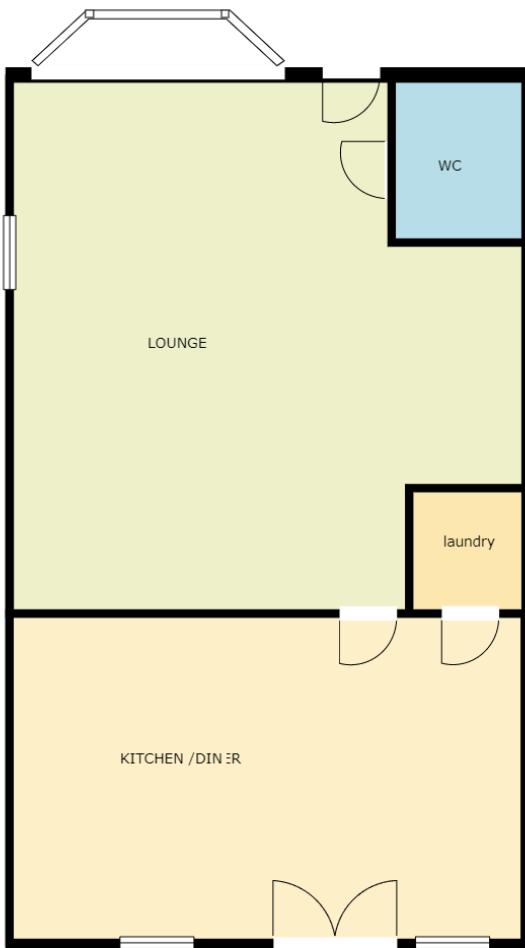
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## Property Floorplan



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