



28 Treowen Road, Pembroke Dock  
Pembrokeshire SA72 6NZ

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**Guide Price £250,000**

New to the market is 28 Treowen road a Victorian end of terrace with a huge difference .Located towards Pennar in Pembroke Dock this property is a rare find and reluctant sale. Tastefully decorated throughout with gardens , workshop and outbuildings to die for .

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

Registration number:13486480





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- FREEHOLD
- OUTSTANDING GROUNDS
- DETACHED GARAGE
- OUTBUILDINGS/ WORKSHOPS
- TWO CONSERVATORIES
- MODERNISED WITH PERIOD TWIST
- 2 BEDROOMS

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

### Information about the property

New to the market is 28 Treowen road a Victorian end of terrace with a huge difference. Located towards Pennar in Pembroke Dock this property is a rare find and reluctant sale. Tastefully decorated throughout with gardens, workshop and outbuildings to die for.

Entrance is through a single gate to the house which is set back from the road behind railings which also continue at the side of the house separating the driveway. Entrance into the grounds is through large, decorative. metal, electric security gates. These gates give access and privacy to the very large driveway and parking area which is situated in front of the substantial workshop that has enormous potential for a variety of uses subject to the necessary planning.

On entering the front entrance and through a small porch into the conservatory you become immediately aware of the proportions of this house. This room is a light and pleasant room from which we step into the dining room, the centre of the main body of the house, a room that can accommodate a large dining table and has two alcove areas for display and an under stairs storage area, entrances from either side lead into the kitchen to the left and the stairs and lounge.

The kitchen recently renovated with a Black Shaker style kitchen is contemporary with a period twist. Laid in a u shape around the window that overlooks the side of the garden, with tiled splashbacks and a central hanging utensil rack it is fitted with an integrated oven, hob and extractor. Another area to the back of this room which is tiled and shelved is used as an additional work and storage space with laundry centre below.



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Off this room is a large wet room, tiled floor to ceiling with an obscure glazed window to the rear.

From the Kitchen and towards the rear garden is an even larger rear conservatory , a pleasant place to sit and look onto the beautiful gardens ,with a variety of scented roses close by and a path that leads into the nearest clearing where there is space for an outside table and chairs .It is here at the back of this room that the boiler is fitted .

Moving back through the house, the reception room is situated at the front of the house and has retained its bay window and traditional fireplace. This has been traditionally decorated adding to the period charm of this property.

Moving upstairs the long hallway at the top of the stairs leads to the master room, a very large room with vast mirrored wardrobes and two windows this room feels luxurious and spacious, the loft hatch is in this room and the loft up above is fully boarded and has a Velux in the roof and offers potential for conversion.

At the top of the stairs a large area on the landing has been utilised as office space and is well lit from the window onto the side garden, the bathroom and second bedroom are on opposite sides of this area.

The second bedroom, also fitted with enormous wardrobes and king-size bed is of extra-large proportion and has a window overlooking the front of the property.

The family bathroom has a coastal theme, around the perimeter of the bathroom, driftwood styled tiles provide a splash back, a ceramic sink that sits on an oak cupboard with a gothic style oak mirror behind completes the theme . The bathroom is fitted with a bath, shower, WC and basin. A window overlooking the side of the house lets light flood into this space.

Outside the garden has been turned into several places of interest, there is a wooded walk between the trees to the left of the property with a wildlife pond towards the back of the plot where there are also three outbuildings of good size, one of which is used as a crafting workshop and accommodation. Two areas are cleared for outside dining and entertaining and toward the house is an enormous pergola that could sit 12 people. other areas contain vegetable beds, green house and raised beds., but it is the variety of different established flowers, plants and shrubs that have turned this property into a little slice of paradise.



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**DIMENSIONS**

**ENTRANCE HALLWAY**

**CONSERVATORY ONE 6m x 3m**

**LIVING ROOM 3.8m x 4m**

**CONSERVATORY TWO 4.9m x 2.8m**

**KITCHEN 5.8m - x 3m**

**DINING ROOM 3.5m x 3.5m**

**BEDROOM ONE 2.9m 5.6m**

**BEDROOM TWO 3m x 3.62m**

**BATHROOM 2.8m x 2.74m**

**WET ROOM 1.7m x 1.5m**

**DETACHED GARAGE**

**OUTBUILDING ONE**

**OUTBUILDING TWO**

**SERVICES**

We are advised all mains services are connected to the property.

**EPC RATING—D**

**COUNCIL TAX BAND— C**

**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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**PEMBROKESHIRE  
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PEMBROKESHIRE  
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### Property Floorplan



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