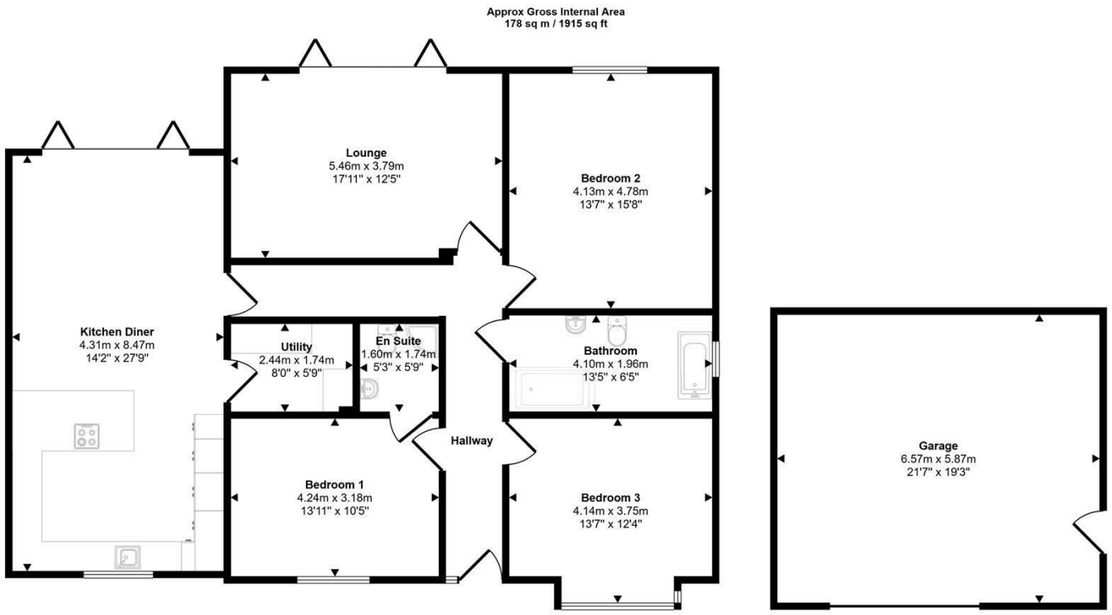


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Drainage, Mains Electric, Mains Water
HEATING: Air Source
TAX: TBC

We would respectfully ask you to call our office before you view this property internally or externally

HC/ESL/05/25/OK

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

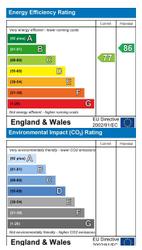
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
EMAIL: pembroke@westwalesproperties.co.uk
TELEPHONE: 01646 680006

01646 680006
www.westwalesproperties.co.uk

Bush Fields The Old Conduit, Monkton, Pembroke, Pembrokeshire, SA71 4LR

- Detached New Build Bungalow
- Impressive Rear Garden With Patio Seating Area
- Close To Pembroke
- Off Road Parking
- Contemporary Design
- Three Double Bedrooms
- En-Suite Shower Room
- Detached Garage
- Finished To A Very High Standard
- EPC Rating: C

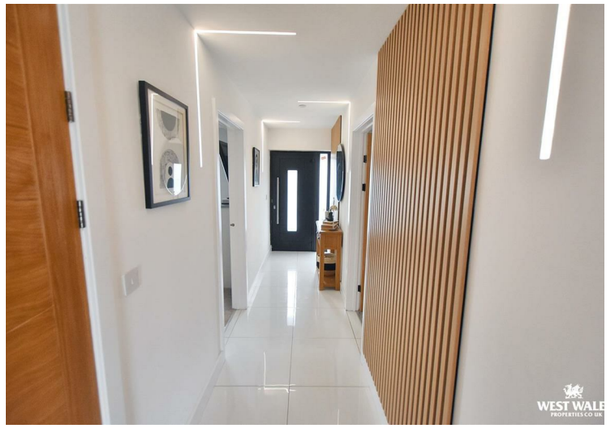


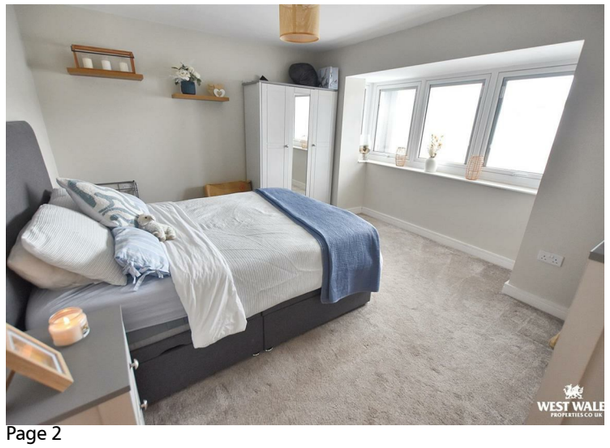
Offers In Excess Of £465,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
EMAIL: pembroke@westwalesproperties.co.uk TELEPHONE: 01646 680006

The Agent that goes the Extra Mile





Bush Fields is an immaculately presented detached bungalow built by the current vendors to a very high standard, with contemporary style and comfort at the forefront! The layout of the property comprises of an entrance hallway, living room, an open plan kitchen/diner with a vaulted ceiling and modern kitchen with integral appliances, three double bedrooms - one with an en-suite shower room, and an impressive family bathroom with separate shower unit. The property is served by air source heating and double glazing. Bi-folding doors bring the outside into the main living areas, while feature lighting creates a pleasant warmth and atmosphere.

Externally, the property is located down a no through road benefiting from minimal passing traffic. To the front is a tarmac driveway offering ample off road parking, and access to the detached double garage with electric door. To the rear is a generous and enviable flat lawned garden which is enclosed by fencing with access from the front, and an elevated patio seating area with a glass balustrade leads off from the property, allowing you to enjoy alfresco dining overlooking the garden.

This is a one of a kind family home, viewing is highly recommended!

This property is located on the outskirts of the historical town of Pembroke with its impressive castle, many shops, schools and amenities. Just a short drive away is the popular seaside towns of Tenby and Saundersfoot with their sandy beaches and picturesque harbours.

DIRECTIONS

From our Pembroke office, proceed down Main Street turning right at the end and following road around. Just before reaching castle, turn left signposted Hundleton and Monkton. Continue following road take the first left after Monkton Swifts and proceed up the road, where the property will be found on the right.
What3Words:///luggage.reference.chuckle

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.