



## Shearwater, Landshipping, SA67 8BE

**Offers In The Region Of £450,000**

A magnificent 4 bedroom detached bungalow, situated within the small pretty village of Landshipping, only a few hundred meters from the banks of the Cleddau river estuary, within a wonderful large garden plot of approx. half an acre. The accommodation is very light and spacious, offering a recently modernised kitchen and living area with lovely views into its colourful surrounding gardens. The property is accessed by its own private gated driveway and provides ample parking/turning space for several cars. Buyers who wish to live in a scenic quiet setting with boating/river access close by simply must come to view this impressive home.







### Situation

The property is situated within the small pretty hamlet of Landshipping, which rests on the eastern shoreline of the Cleddau Estuary, within the Pembrokeshire coast national park. Access onto the river is just a short stroll down the road (less than 300 meters away) and is ideal for leisure boating access or to simply enjoy its picturesque scenery and wildlife. The town of Narberth is some 8 miles or so to the east and offers a wide range of shopping facilities and amenities with the market town of Haverfordwest being some 10 – 11 miles or so to the west. Also within easy reach are the south Pembrokeshire towns and coastal resorts, such as Saundersfoot, Tenby, Pembroke etc. Landshipping itself is a tranquil place to live and is ideally suited to those purchasers who are looking for a quiet home in an area that is unspoilt, yet within easy reach of near by towns.

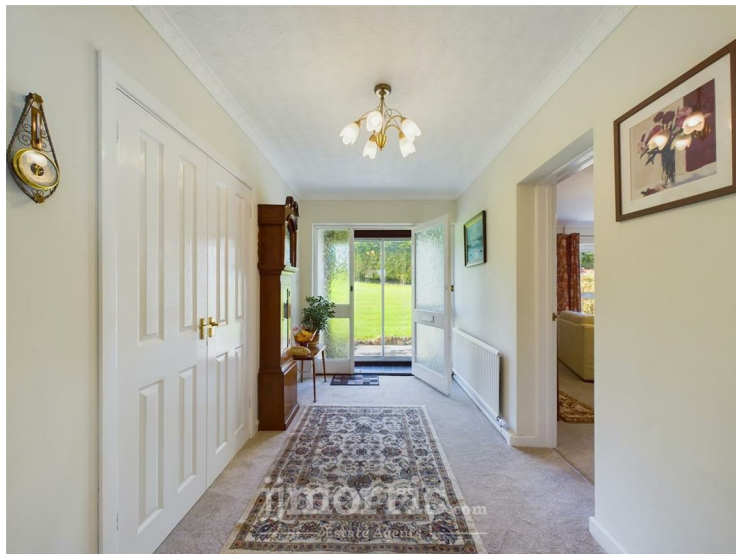
### Accommodation

Double glazed sliding patio door opens into:

#### Front Porch

Tiled flooring, frosted door with matching side windows opens into:

#### Entrance Hall



Built in storage cupboard, radiators, doors open to:

### Cloak Room



W.C, wash hand basin set on vanity storage unit, radiator, frosted double glazed window.

### Living Room



Double glazed windows to front and side, electric fireplace and surround, radiators, opening leads on to:

## Dining Room



Double glazed window to side, space for table and chairs, radiator, glazed door to kitchen and double glazed sliding patio door to:

## Conservatory



Double glazed windows and roof with external double glazed French doors opening out to rear patio.

## Kitchen



Fitted with a modern array of wall and base storage units with worktops over, one and a half bowl single drainer sink, electric oven, electric hob, extractor hood over, tiled splash backs, oil fired Esse range providing extra cooking facilities and serves the central heating system and hot water, built in airing cupboard with hot water cylinder, double glazed window to rear, glazed door to:

## Utility



Fitted wall and base storage units, single drainer sink, plumbing for washing machine, space for white goods, part tiled wall, external frosted door to rear, internal frosted door back to hallway.



**Bedroom 1**



Double glazed window to front, radiator, built in wardrobes.

**Bedroom 3**



Double glazed window to rear, radiator, built in wardrobes.

**Bedroom 2**



Double glazed window to front, radiator, built in wardrobes.

**Bedroom 4**



Double glazed window to rear, radiator.

## Bathroom



Comprising a large shower enclosure, W.C, pedestal wash hand basin, radiator, frosted double glazed window to rear.

## Externally



The property enjoys its own private gated driveway which leads from the road down to the property, with a large hard standing parking and turning area. The bungalow is set within a large garden plot with lawns and mature planting areas found to all aspects. At the rear is a patio and greenhouse. To the far side is a detached outside toilet and store shed. At the far front corner are 3 timber garden sheds. The grounds are beautifully kept and host a wide variety of colourful flowers, shrubs and ornamental trees, being especially suited to gardeners. The overall plot size is approximately half an acre in size.

## Directions

From our Narberth office travel west on the A40 and at Canaston Bridge take the first exit on the roundabout onto the A4075 towards Carew. Within some 2 miles or so turn right for Martletwy and proceed on this road for a further mile and then turn right and then left for Landshipping. Proceed into the village of Landshipping and the entrance

to the property is on the right hand side, before reaching the bend with the slip road in front of you.

## Utilities & Services.

Heating Source: Oil

Services -

Electric: Mains

Water: Mains

Drainage: Private

Local Authority: Pembrokeshire County Council

Council Tax: G

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///reseller.altering.stalemate

## Broadband Availability.

According to the Ofcom website, this property has standard broadband available, with speeds up to 1mbps upload and 3mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

## Mobile Phone Coverage.

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - None & Data - None

Three Voice - None & Data - None

O2 Voice - Limited & Data - None

Vodafone Voice - Limited & Data - None

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

## Anti Money Laundering and Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.







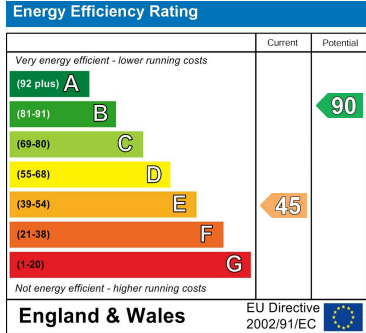
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.