





94 Gatehouse view, SA71 4TQ

Virtual Tour: <https://bit.ly/>

£274950.00

#### Entrance hall

Accessed via composite front door, stairs to first floor landing, radiator, ceiling light point, door to:

#### Living Room

A generously proportioned living room boasts a striking chimney breast housing a cozy fireplace and a wood-burning stove. This focal point is adorned with a wooden mantle, a recessed space for a flat-screen TV and additional seated storage either side. A double-glazed window at the front floods the room with natural light, and a ceiling light fixture illuminates the space. From here are doors to:

#### Kitchen / Dining Room

This contemporary kitchen and dining area provides an ideal family setup, seamlessly blending the kitchen and dining spaces. The kitchen features a sleek design with a range of modern wall and base cabinets, complete with drawers and countertops. Integrated appliances include an electric oven and hob with an extractor hood above, and there's ample room for additional domestic appliances. The space is adorned with wood-effect flooring, and natural light streams in through a double-glazed window. Furthermore, double-glazed French doors open onto the rear, creating a delightful family hub within this charming home

#### Utility

The utility room is equipped with provisions for domestic appliances, a practical worktop, a wall-mounted boiler, a door leading to the exterior, a ceiling-mounted light fixture, and vinyl flooring. Additionally, there is access to:

#### Guest WC

Low level WC, wash hand basin, double glazed side aspect window.

#### First floor landing

Accessed via stairs from the entrance hall, ceiling light point doors to:

#### Bedroom 1

A spacious master bedroom features a front-facing double-glazed window, a ceiling-mounted light fixture, a radiator, and access to:

#### En-suite

An elegantly designed shower room is adorned with a contemporary three-piece ensemble, including a corner walk-in shower cubicle, a low-level WC, and a vanity unit with a wash basin, complemented by tiled splashbacks. The room is equipped with a radiator and a double-glazed window.

#### Bedroom 2

A good sized double bedroom with double glazed window to the front, ceiling light point, radiator.

#### Bedroom 3

A good sized third bedroom with double glazed window to the rear, ceiling light point, radiator.

#### Bedroom 4

A good sized fourth bedroom with double glazed window to the rear, ceiling light point, radiator.

#### Family bathroom

A thoughtfully designed family bathroom is a modern and







Indulge in the pinnacle of modern family living within the serene embrace of this splendid detached home, tucked away on a peaceful cul-de-sac within Pembroke's highly desirable development. Welcome to 94 Gatehouse View, a residence that presents an exceptional opportunity for those seeking an ideal family abode.

Boasting four generous bedrooms, this home offers ample space to accommodate a growing family, ensuring everyone enjoys their personal haven. The capacious lounge is a welcoming retreat, perfect for unwinding and entertaining. The heart of the home lies in the stylish kitchen dining room, providing a central hub for family gatherings and culinary delights. Practicality meets style with the inclusion of a dedicated utility room, ensuring your household chores remain unobtrusive.

To add to the convenience, there are two well-appointed bathrooms and a separate WC, ensuring there's no morning rush or queuing for facilities. Parking is a breeze with a private driveway and a secure garage to house your vehicles. As for the outdoor enthusiast, a beautifully landscaped rear garden beckons, offering a tranquil space for relaxation and outdoor activities.



Situated atop an elevated position, this residence treats you to captivating views of the town of Pembroke and its charming surroundings. Thanks to its idyllic location, you're never too far from the heart of the action. Local schools, the vibrant Pembroke town, and an array of amenities are all within easy reach, making daily life both convenient and enjoyable.

In summary, 94 Gatehouse View offers a perfect blend of

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92- A  |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   |         |           |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92- A                                      |         | 93        |
| (81-91) B                                   | 83      |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |

## General Information

**Fixtures & Fittings:** All fixtures and fittings are expressly excluded from the sale unless specifically mentioned herein.

**Tenure:** Freehold

**Viewing:** By appointment only through Fortis

**Agent's Notes:** While we endeavour to make our sales details accurate and reliable, please contact the office for clarification on any point.

None of the statements contained in the particulars of this property is to be relied on as statement of fact.

Photographs are used to illustrate the style of property and do not imply that any items shown are included within the sale price.



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