



12, Honeyhill Grove

Lamphey, Pembroke, SA71 5NA

Offers In Excess Of £250,000 | Freehold | EPC: B



A modern three-bedroom semi-detached home set across three floors, offering well-proportioned living space, stylish presentation throughout and an attractive position within a desirable village development.

The property is entered via a uPVC front door into a welcoming hallway that connects the main reception areas. The lounge is generous in size and enjoys direct access to the rear garden through French doors, creating a bright and sociable space. The kitchen is fitted with a comprehensive range of cabinetry complemented by wood-effect worktops, with a bay window forming a natural dining area filled with light. A cloakroom completes the accommodation on this level. The first floor offers two comfortable double bedrooms, a study ideally suited as a home office or nursery, and a well-appointed family bathroom. The top floor is dedicated entirely to the principal suite, a particularly impressive space with fitted wardrobes and private en-suite facilities.

The exterior has been designed for both appeal and practicality. A grassed frontage with established hedging provides an attractive approach, while the rear garden is arranged to include a paved patio for outdoor dining, a level lawn, and fencing that ensures privacy. From the garden there is direct access to the garage, along with the benefit of gated side access.

Lamphey provides a convenient and well-connected setting, with everyday amenities including a primary school, village pub, and train station all within easy reach. For those who enjoy the outdoors, the coastline is close by, with Freshwater East beach accessible on foot in around 30 minutes, offering sandy shores and scenic walks. The combination of modern accommodation and its desirable location makes this property an appealing choice for a range of buyers.



Entrance Hallway

A welcoming entrance finished with laminate flooring. The staircase rises to the first floor, while a recessed area beneath provides useful space for storage or display. From here, there is access to both the lounge and the kitchen.

Cloakroom/WC

1.67m x 0.93m (5'6" x 3'1")

The flooring continues into this space, complemented by part-tiled walls. Fitted with a WC and sink unit, together with an extractor fan and a window to the fore.

Kitchen

4.87m x 2.78m (16'0" x 9'2")

Finished with vinyl flooring, the kitchen offers a range of eye and base-level units with wood-effect worktops and up stands. Integrated appliances include an oven with four-ring gas hob and extractor, plumbing for a washing machine and ample space for a fridge freezer. A bay window to the front provides natural light to the dining area.

Lounge

4.79m x 3.54m (15'9" x 11'7")

A generously proportioned reception room with laminate flooring and ample space for a range of seating configurations. TV connections are neatly positioned, while french doors open directly to the rear patio and garden.

First Floor

Study / Bedroom Four

2.07m x 2.01m (6'9" x 6'7")

Perfect as a home office or nursery, this carpeted room is currently arranged with a desk and storage, and enjoys a rear-facing window.

Bedroom One

4.01m x 2.79m (13'2" x 9'2")

A generous double bedroom laid with carpet, providing ample space for a bed and additional freestanding furniture along with a rear facing window.

Bedroom Two

3.80m x 2.79m (12'6" x 9'2")

Another well-sized double room with carpet underfoot and ample room for bedroom furniture. A window to the fore provides natural light.

Family Bathroom

2.01m x 1.67m (6'7" x 5'6")

Presented with vinyl flooring and part-tiled walls, fitted with a WC, sink unit and a panelled bath with shower over and glass screen. Finished with an extractor fan and window to the fore aspect.

Second Floor

Bedroom Three

6.74m x 3.87m (22'1" x 12'8")

A superbly proportioned top-floor suite with wood-effect laminate flooring and ample room for a king-size bed and additional furnishings. Built-in storage is provided, with a door leading to the en-suite. Natural light comes from both a rear velux and a front-facing window.

En-Suite

2.84m x 2.46m (9'4" x 8'1")

Appointed with laminate flooring and part-tiled walls, the en suite features a modern suite comprising WC with built-in cabinetry, a vanity sink with mirror above, and a freestanding corner shower with glass screens. A rear-facing window provides natural light.

Garage

A versatile space with external power supply, accessed via a composite door via the back garden or an up-and-over door. Suitable for storage, workshop use, or currently as a home gym.

Externally

The property is framed by mature hedging to the fore, providing strong kerb appeal. To the rear, a paved patio creates an ideal space for outdoor entertaining, complemented by a lawned garden and direct access to the garage, enclosed by feather-edge fencing with side access.

Additional Information

We are advised that all main services are connected and benefits from mains gas central heating. An annual management fee is required for the maintenance of the estate. Further costing details are available upon request. Please note there is a covenant in place which prohibits the use of the property for short term stay as a holiday let.

Council Tax Band

E (£2,019.97)

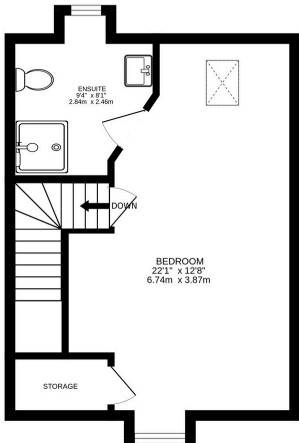
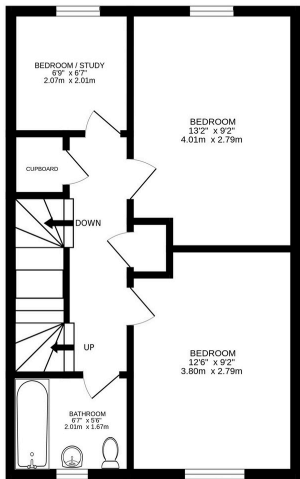
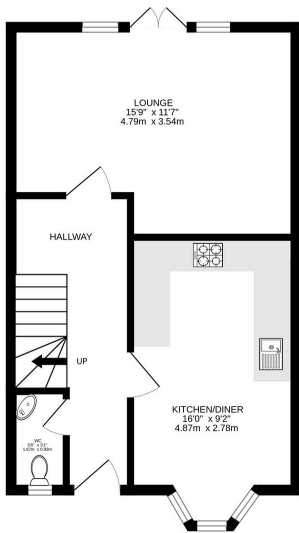




GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.

1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.

2ND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 1149 sq.ft. (106.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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