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Portis Gorynys

St. Twynnells, Pembroke, SA71 5HX

Guide Price Of £370,000 | Freehold | EPC: B

Introducing this characterful eco-friendly home, nestled in the coveted village of St. Twynnells. Completed in 2010, this architecturally designed property has been constructed to an exceptionally high specification throughout. The property features a professionally installed multi-zone underfloor heating system, a ground source heat pump, solar panel, and triple glazing within a comprehensively insulated timber-framed construction.

Upon entry, you are welcomed into a double-height entrance with ample natural light from south-facing windows and a bespoke spalted beech, curved staircase. The lounge serves as a cosy retreat, featuring a focal point log burner, adding charm and character. To the left is the open plan kitchen and dining area, a culinary delight with a range of solid units, a five-ring gas stove, double oven and french doors that open to a beautiful south-facing garden area, perfect for entertaining. Beyond the kitchen is the utility/pump room with further storage options available in the hallway and under the stairs. The ground floor also includes a versatile office/bedroom and a conveniently located wet room with twin showers, ideal for hosting guests. Upstairs, the first floor features a master bedroom with countryside views, showcasing three stained glass panels opening onto the landing. There are two further generously sized bedrooms with vaulted ceilings and large windows allowing abundant natural light to flow throughout. The stylish bathroom is fully equipped to meet everyday needs.

Externally, the property boasts an expansive gravelled driveway providing parking for multiple vehicles, and a thoughtfully landscaped front garden adorned with a variety of mature trees and shrubs. Raised beds and a greenhouse offer the opportunity for cultivating vegetables and fruit. The stunning patio area, accessible from the dining room, is ideal for al fresco dining and entertaining. The rear garden contains a storage shed, cycle store, and composting system. A further small area offers a space to sit and enjoy the last of the evening sun, or build further storage.

Situated on the edge of the hamlet of St. Twynnells, approximately four miles from the historic castle town of Pembroke, this home lies on the outskirts of the renowned Pembrokeshire Coast National Park. It is within easy reach of miles of coastal footpaths and stunning beaches, including Freshwater West, Barafundle Bay, and Broad Haven South. Carmarthen and the A48/M4 link road are approximately 34 miles away, providing quick access to the rest of South Wales and beyond.

Lounge
5.87m x 3.20m (19'3" x 10'6")
Entering through the solid wood front door with a full-length side window panel and double height entrance, the lounge features a cosy log burner with an exposed flue, slate tiled flooring, and a European redwood glass door leading to the side aspect. A window to the fore aspect brightens the room. A stained glass panel door giving access to ground floor bedroom/reception and shower room

Kitchen / Dining Area
6.27m x 3.41m (20'7" x 11'2")
The kitchen boasts slate tiled flooring and a range of matching eye and base level units with solid worktops and tiled splash-backs. It includes a sink, eye-level double oven, and a five-ring gas stove with an extractor hood over. The peninsula currently works as a sociable preparation area with ample fridge/freezer space below; this could even be used as a breakfast bar. Windows to the rear aspect offer picturesque countryside views. Door with stained glass panel giving access to shower room and reception/bedroom.

The dining area offers slate tiled flooring and ample space for a dining table. Natural light streams through the windows from the south and side aspects. A bespoke spalted beech curved staircase, with understairs storage, leads to the first floor, and french doors open to the front garden and patio area.

Utility / Pump Room
2.14m x 1.68m (7'0" x 5'6")
Featuring slate tiled flooring, this practical utility room includes plumbing for a washing machine and dishwasher, tanks for hot water, ground source pump and solar panel controls, and a window to the rear aspect. There is additional worktop space.

Wet Room
2.14m x 1.66m (7'0" x 5'5")
The wet room features tiled flooring with a linear shower drain, tiled walls, and twin showers with shower head attachments above. It also includes a sink, WC, extractor fan, and a glazed window to the rear aspect.

Office / Bedroom Four
4.73m x 3.07m (15'6" x 10'1")
This versatile room has engineered oak flooring. It features windows to the side and rear aspects, and a European redwood glass door leading to the side.

First Floor

Bedroom One
6.27m x 5.87m (20'7" x 19'3")
This spacious bedroom has bamboo flooring. Vaulted ceilings with exposed beams add character, while windows to the side aspect offer countryside views with wooden shutters. The room also features an exposed log burner flue from the lounge and velux windows.

Bedroom Two
5.20m x 3.07m (17'1" x 10'1")
This bedroom features bamboo flooring, vaulted ceilings, window to the side aspect, and a velux window.

Bedroom Three
3.41m x 3.20 (11'2" x 10'6")
With engineered oak flooring and vaulted ceilings, this bedroom includes a window to the side aspect and a velux window.

Bathroom
3.07m x 2.13m (10'1" x 7'0")
The bathroom offers tiled flooring, tiled splash-backs, a WC, sink, and a panelled bath. Recessed wooden panelling with integrated cupboards and shelving adds storage, and the vaulted ceiling features a velux window plus an extractor fan.

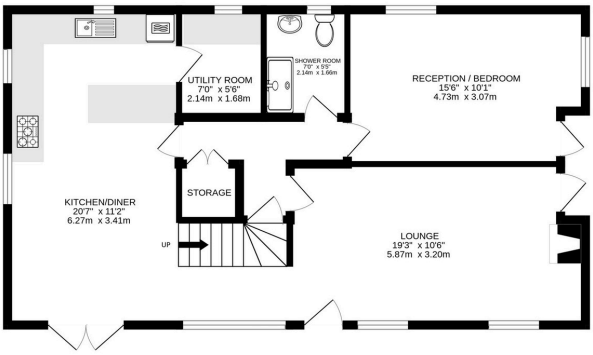
External
The property features an expansive gravelled driveway with room for multiple vehicles, surrounded by a thoughtfully landscaped front garden with a variety of trees, shrubs, and wildflowers. A patio area provides space for outdoor furniture, ideal for entertaining. The garden includes raised beds and a greenhouse. The rear garden offers a seating area with additional storage options such as a shed and cycle store. Outdoor power sockets are available to the fore and rear.

Additional Info
The property features a ground source heat pump, a sewerage treatment plant, a multi-zone underfloor heating system throughout, triple glazed windows and a solar panel for hot water.

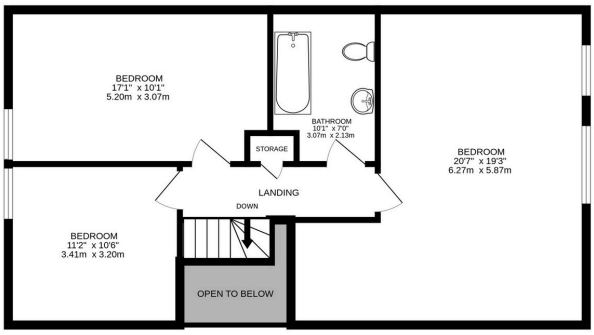
Council Tax Band
E (£1846.43)

What3Words
///unrated.selling.rich

GROUND FLOOR
712 sq.ft. (66.2 sq.m.) approx.



1ST FLOOR
740 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA : 1453 sq.ft. (134.9 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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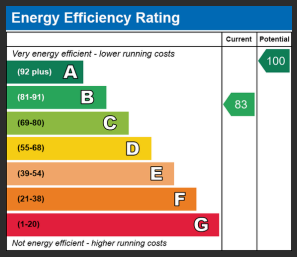

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