



Green Waters Kiln Park, Burton

£675,000 Freehold

Spacious five-bed, four-bath detached home in Kiln Park with panoramic estuary views, landscaped gardens, double garage, ample parking, and exceptional privacy in a sought-after waterfront setting.



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Green Waters occupies an enviable waterfront position within the highly regarded Kiln Park development at Burton Ferry, commanding breathtaking panoramic views across the Cleddau Estuary.

Set within mature landscaped gardens and enjoying an exceptional degree of privacy, this impressive detached residence offers spacious and versatile accommodation arranged around generous living spaces, all designed to make the most of the outstanding outlook.

The property provides five bedrooms and four bathrooms, including an impressive first-floor principal suite with dressing room and en-suite. Externally, Green Waters benefits from plentiful parking, a double garage and beautifully maintained gardens with a variety of seating areas from which to enjoy the spectacular waterside setting.

A rare opportunity to acquire a substantial family home in one of Pembrokeshire's most desirable waterfront locations.

Kitchen/Dining Room

18' 10" x 14' 9" (5.74m x 4.50m)

A superb open-plan family space forming the heart of the home, with fitted units, generous dining space and direct access to the gardens.

Utility Room

10' 8" x 7' 10" (3.25m x 2.39m)

Well-appointed utility room providing additional storage and laundry facilities.

Shower Room

6' 6" x 3' 9" (1.97m x 1.14m)

Comprising a close-coupled lavatory, pedestal hand basin and shower in cubicle

Living Room

19' 11" x 13' 11" (6.07m x 4.24m)

A spacious reception room enjoying excellent natural light and attractive views over the gardens towards the estuary

Hallway

Bedroom 2

14' 2" x 13' 7" (4.31m x 4.15m)

A well-proportioned ground-floor double bedroom offering garden access.

Shower Room

8' 11" x 4' 5" (2.73m x 1.34m)

Comprising a close-coupled lavatory, pedestal hand basin and double shower with glass screen.

Bedroom 3

14' 1" x 11' 10" (4.28m x 3.61m)

A ground floor double bedroom offering garden access, currently utilised as a music room.

Bedroom 4

10' 10" x 9' 10" (3.29m x 2.99m)

A well-proportioned ground-floor double bedroom providing garden access.

Jack & Jill Bathroom

7' 7" x 5' 5" (2.30m x 1.66m)

Comprising a pedestal hand basin and close-coupled lavatory.

Bedroom 5

13' 10" x 13' 8" (4.22m x 4.17m)

A well-proportioned ground-floor double bedroom providing garden access.

Landing

Master Bedroom

14' 1" x 11' 11" (4.28m x 3.64m)

A private principal suite comprising a spacious double bedroom, dressing room and en-suite bathroom, enjoying elevated views across the estuary and surrounding countryside.

En-Suite Shower Room

9' 0" x 5' 1" (2.75m x 1.55m)

Comprising a close coupled lavatory, vanity hand basin and double shower with glass screen.



GARDEN

Beautifully landscaped gardens surround the property, incorporating lawns, mature planting and a variety of seating areas carefully positioned to take advantage of the exceptional waterfront setting. A fully insulated double-skin garden office (5.00m x 3.00m) is situated in a peaceful position in the rear garden.



Floor 0



Floor 1

Approximate total area⁽¹⁾

189.5 m²

2039 ft²

Reduced headroom

1.6 m²

17 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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