



- Detached
- Landscaped Gardens
- Driveway Parking & Garage
- Contemporary Kitchen
- Four Bedrooms
- One Bed Annex
- Immaculately Presented
- EPC:

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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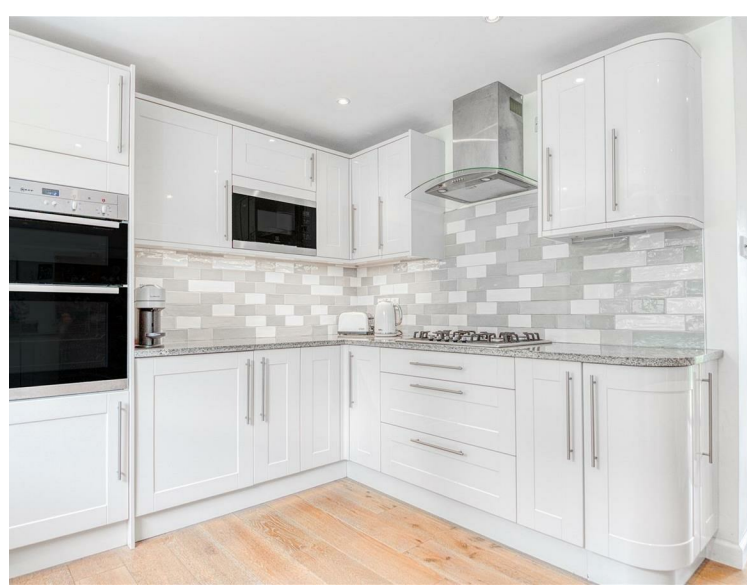
We Say...

This immaculately presented detached house is located on the periphery of Tenby town. Camaret boasts Four double bedrooms, a contemporary kitchen/diner and contemporary bathrooms. Externally there are landscaped gardens with a one bedroom annex.

The layout of the property briefly comprises of a welcoming Entrance Hallway, modern shower room, open plan contemporary Kitchen/Dining with a high quality fitted kitchen with integral appliances, patio doors which benefit from the views of the beautifully maintained gardens. There is also a Utility Room leading off the kitchen with an integral garage. There is a lounge located off the hallway which benefits from patio doors overlooking the gardens. On the first floor is a generous Landing progressing on to a Master Bedroom, Three further Bedrooms and Family Bathroom. The property has been significantly updated by the current vendors creating a stylish contemporary finish. The property benefits from UPVC double glazing and gas central heating.

Externally, a driveway to the front provides ample off road parking and access to an adjoining garage providing either further parking or handy work/storage space. At the rear of the property is a patio seating area. The garden is predominantly laid to lawn with matured shrubs and bursts with colour which is perfect for alfresco dining. The lawned garden also accommodates a self contained cabin with own combi boiler, and provides an open plan living/kitchen/diner, one bedroom and a shower room

Tenby is a popular seaside resort with iconic harbour, many shops, restaurants, amenities and its famous championship golf course. The beautiful coast and countryside of the Pembrokeshire Coast National Park provide further leisure and tourism opportunities, with many more sandy beaches within easy driving distance. Slightly further afield is the well known Pendine Sands and the Town of Carmarthen with its shopping precincts and Cinema, Main Line Railway Station and great links to the M4.



DIRECTIONS

From our Tenby office head out of Tudor Square along the Norton which runs along side the North Beach. Take the second left into St Johns Hill and follow it to the end T-junction. Turn right, then immediately left into Haywood lane. Follow this road up past the secondary school on your left and then opposite the primary school on the your right there is a left turning into St David's Close. Follow the road round to the left, where you will find the property on the left-hand side. What3Words reference: ///crawling.risking.verb

GENERAL INFORMATION

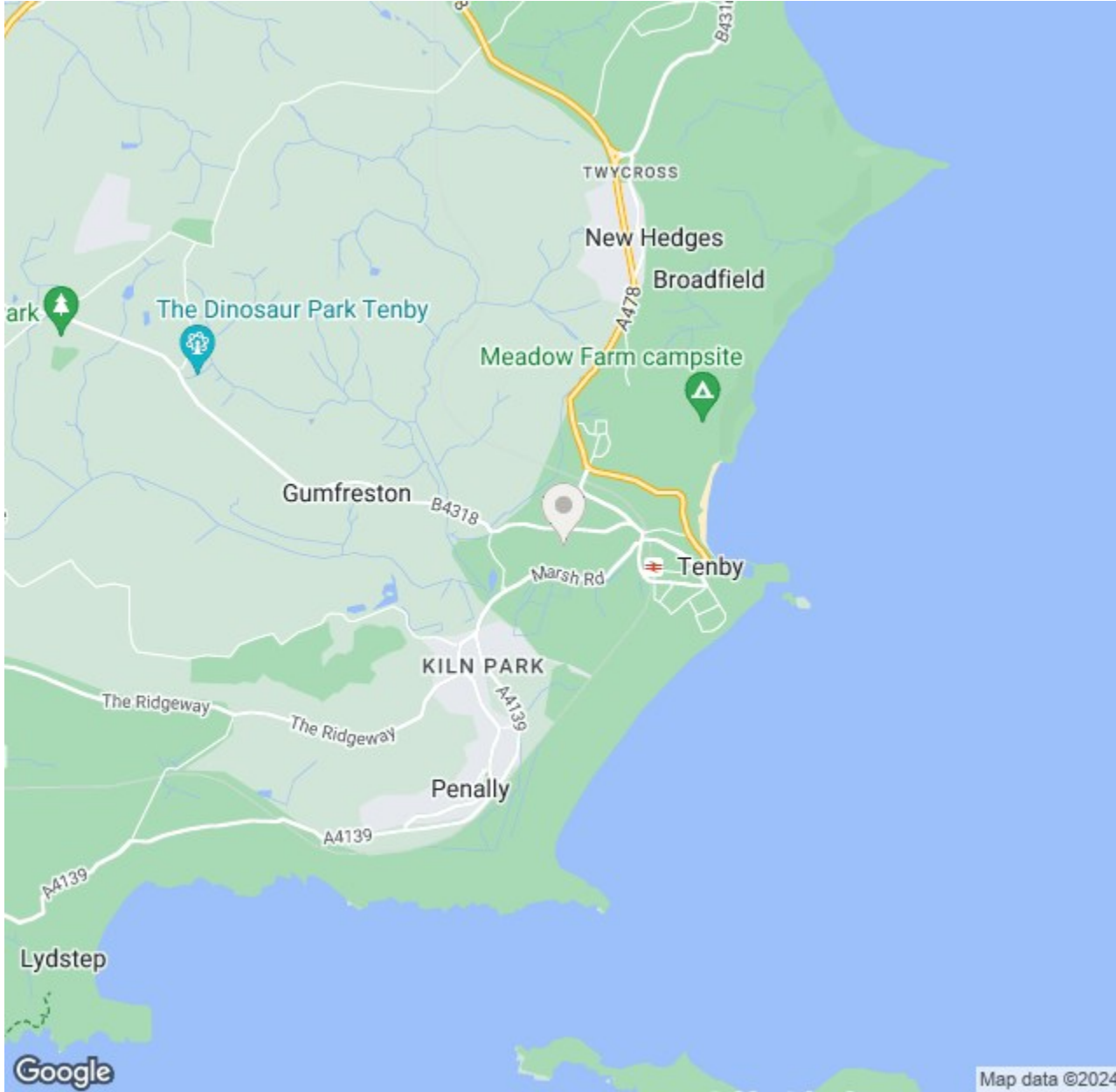
VIEWING: By appointment only via the Agents.
 TENURE: We are advised Freehold
 SERVICES: We have not checked or tested any of the services or appliances at the property.
 TAX: Band F

We would respectfully ask you to call our office before you view this property internally or externally

JETH/JETH/06/24/DRAFT

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AERIAL VIEW



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



