

Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: Leasehold, 125 years from December 2014, Ground Rent (2025) £150 service charge £2350.00

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Drainage, Mains Electric, Mains Water

HEATING: Electric Underfloor

COUNCIL TAX: Please ask agent

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

ADD/ESL/01/25

TAKEONOK/LLE/05/02/25

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70

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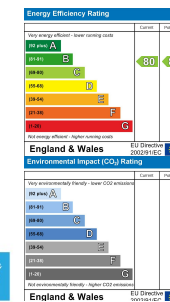


Cliff Haven, 13 Pendine Manor Dukes Meadow, Pendine, Carmarthen, Carmarthenshire, SA33 4UH

- Panoramic Sea Views
- Balcony And Parking Space
- Ground Floor Apartment
- No onward chain
- Leasehold (114 Years Remaining)
- Immaculately Presented
- On-Site Caretaker
- Smart controlled underfloor heating
- Two bedrooms
- EPC Rating: C

Offers In Excess Of £185,000

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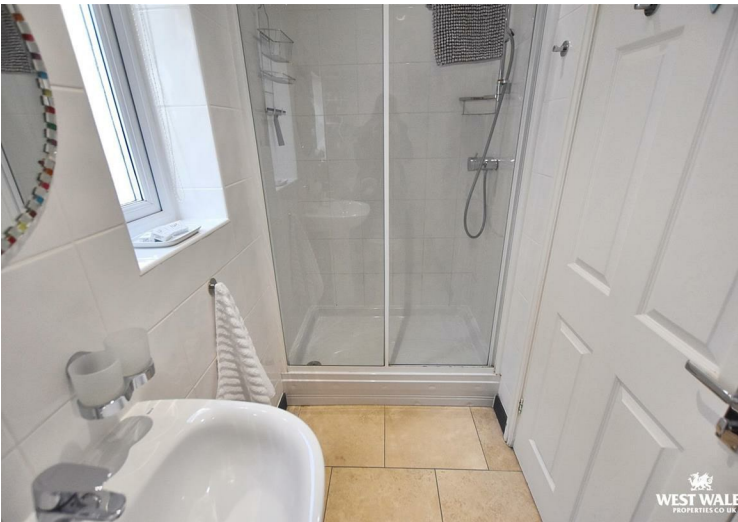
The Agent that goes the Extra Mile





Welcome to Cliff Haven Pendine Manor! This immaculate ground floor apartment boasting the most spectacular views over Pendine beach, Carmarthen Bay and the Gower Peninsula beyond. The property has been run as a successful holiday let for many years, making it a fantastic investment or holiday home! The layout of the property briefly comprises of an open plan living/dining/kitchen area with French doors leading onto a private balcony with panoramic views. The property is served by double glazing, smart underfloor heating (can be controlled remotely), and is fitted with smoke alarms. There is also an on-site caretaker tending to the communal areas. The property is well decorated in neutral tones, has been beautifully maintained and benefits from modern kitchen and bathroom suites.

Externally there is a dedicated parking space outside the property to the rear, with overflow parking available on site. The property is in an elevated position overlooking Pendine village, which has a 7 mile long sandy beach and leisure facilities including restaurants, pubs, cafe's, shops and bowling green. The village has received huge investment with the opening of the Museum Of Land Speed, a play park and crazy golf course to attract visitors to the area. Pendine is an ideal location for exploring all of what Carmarthenshire and Pembrokeshire have to offer with Tenby, Saundersfoot and Laugharne all being a short drive away. Family favourites such as Folly Farm Adventure Park & Zoo and Heatherton World of Adventures are all within easy reach by car. And Pendine itself has an adventure centre.



DIRECTIONS

Leaving the Tenby Office follow the A478 to the Kilgetty roundabout. Then follow the A477 until you reach the turning for Red Roses. Turn right for Red Roses, then right for Pendine. Follow the B4316 to Pendine. Follow the road through the village and along the seafront, until you see the caravan park and the turning for Pendine Manor on your left. Turn up here and follow the road which is signposted 'apartments' and the property is numbered accordingly. What3Words:stones.reception.bound

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.