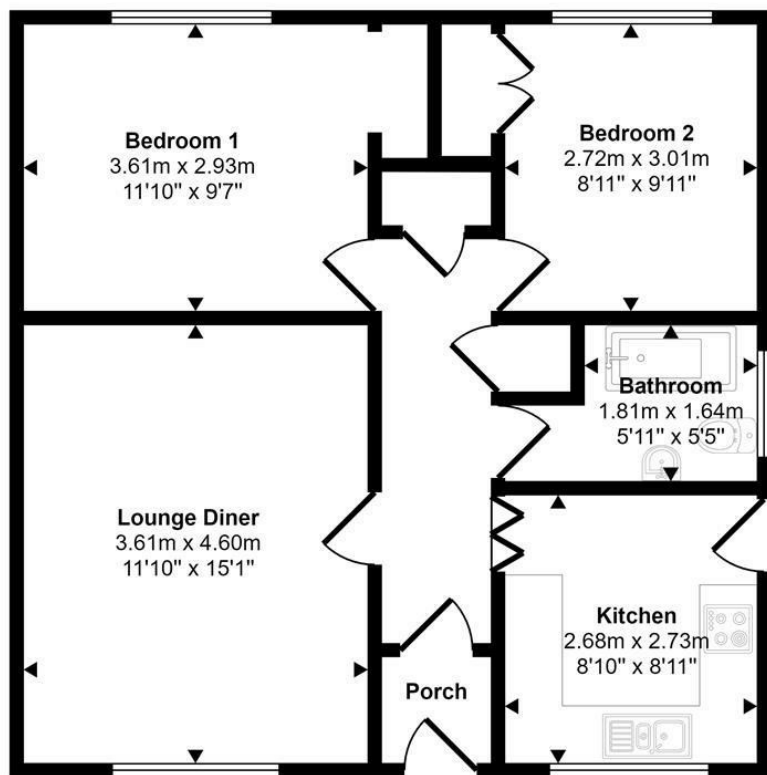


Approx Gross Internal Area
59 sq m / 640 sq ft



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: We are advised Freehold

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

COUNCIL TAX: Band 'D'

HEATING: Gas

ref: ADD/LLE/JAN/ 24

TAKEONOK/24/01/24

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.

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

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

7AJ

EMAIL: tenby@westwalesproperties.co.uk

TELEPHONE: 01834 845584

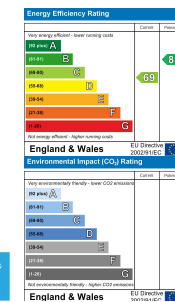


7 Pentle Close, Pentlepoir, Saundersfoot, SA69 9BY

- Semi-Detached Bungalow
- Living Room
- Two Bedrooms
- Driveway Parking
- Enclosed Garden
- Cul-De-Sac
- Modern Kitchen
- Family Bathroom
- Detached Garage
- EPC Rating: C

Offers Over £200,000

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The Agent that goes the Extra Mile





We are delighted to offer this semi-detached bungalow situated in the highly desirable Cul-De-Sac of Pentle Close, Pentlepoir. The property would be ideal for someone looking for their first home, or even somewhere to retire too. The harbour town of Saundersfoot is only a short drive away with its variety of amenities, so the property would also make a great investment. Viewing is highly recommended to appreciate all it has too offer!

The accommodation of the property comprises of; entrance porch leading through into hallway, living room, family bathroom, contemporary shaker style kitchen which is fitted with a range a modern appliances, and also benefits with side access to the rear garden. Off the hallway to the rear of the property there are two bedrooms, with views overlooking the garden. The property has a neutral decor throughout and benefits from gas central heating.

The property which is tucked away at the end of the Cul-De-Sac; has a driveway leading up to the front door and the detached garage, which provides parking for multiple cars. The garage also has side access from the garden, which provides ample storage space and would also make an ideal workshop space. To the rear, there is a enclosed secure garden which wraps around from the side to the back of the property. The garden which is mainly lawned, also has a decking area which provides a space for outside seating. This space would make a great BBQ and entertainment area for all the family.

The village of Pentlepoir is within a short drive of the beautiful seaside towns of Saundersfoot and Tenby, with the beaches of Amroth and Wisemans Bridge close by. Slightly further afield is the well known Pendine Sands and the Town of Camarthen with its shopping Precincts and Cinema, Main Line Railway Station and excellent links to the M4 and the East.



DIRECTIONS

From the Tenby office head out of town towards Pentlepoir on the A4218, continue through Pentlepoir towards Kilgetty. Take the second exit at the mini roundabout, and then take the next left onto Pentle Drive. Continue around bend into Pentle Close, where the property is tucked away to the far left at the end of the Cul-De-Sac. What/Three/Words: [///mermaids.breathing.bandstand](http://mermaids.breathing.bandstand)

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