

Ground Floor  
Approx 134 sq m / 1442 sq ft

Denotes head height below 1.5m

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 'C'

HEATING: Oil

A member of WWP has a relation to the vendors.

ref: ADD/LLE/ FEB/ 25  
TAKEONOK/LLE/13/02/25

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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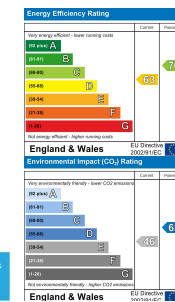


# Maple Heights East Williamston, Tenby, Pembrokeshire, SA70 8RT

- Semi-Detached Bungalow
- Contemporary Decor
- Three Bathrooms
- Driveway Parking With Garage
- Oil Central Heating & UPVC Double Glazing
- Sought After Village Location
- Four Double Bedrooms
- Sun Room
- Rear Garden With Workshop
- EPC Rating: D

**£460,000**

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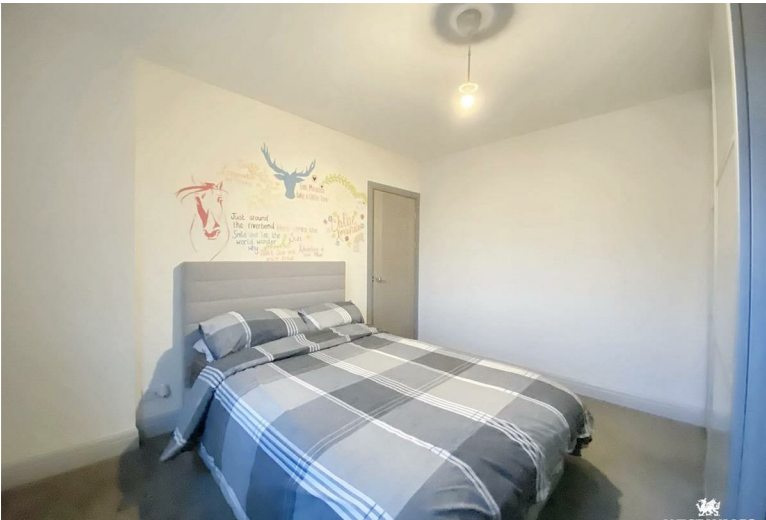
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## *The Agent that goes the Extra Mile*







A brilliant opportunity to acquire this well presented semi-detached bungalow, located in the heart of East Williamston, Tenby. The highly desirable village, is just a short drive from the historic harbour towns of Tenby and Saundersfoot. Offering that country lifestyle, there are lovely countryside walks right on your doorstep. The property provides versatile accommodation throughout, and would make an ideal multi-generational family home. Viewing is highly recommended!

Upon entering the property, you are greeted by an entrance hallway which flows straight through into the stylish contemporary kitchen. Steps lead up into the living/dining room, which is fitted with a feature log burner. This open plan area is laid with hard wood flooring, and would make a great space for entertaining all your friends and family. The property also benefits from a sun room to the rear, which really does create a sense of space. With bi-fold doors opening onto the garden and patio, you really can imagine those summer evenings dining al fresco.

The ground floor also accommodates; the modern family bathroom, and three double bedrooms; one which has an en-suite shower room. The lower ground floor provides the master bedroom, and a separate wet room. All bedrooms have fitted wardrobes.

Externally, the property stands within mature grounds, with a variety of trees, shrubs and plants. The rear garden which is mainly laid to lawn, is also home to a workshop, and garden shed; which also provides ample storage. There are also various patio areas, which provide space for outside seating. There is also ample driveway parking with a single garage.

The village of East Williamson is within a short drive of the beautiful seaside fortified town of Tenby (5 miles away), the village of Saundersfoot, and Amroth and Wisemans Bridge beaches amongst others. The village has a nature trail spreading across three fields and a village hall where you can join in for the monthly quiz and many other events.



### DIRECTIONS

From our Tenby Office, head out of town towards New Hedges, take the first exit at the roundabout towards Pentlepoir. Continue through Pentlepoir, then at the mini roundabout take the first exit on Templebar Road. At the junction, turn left towards East Williamston. Upon entering East Williamston, follow the road down the hill then turn left opposite the bus stop. The property will be on your right hand side. What/Three/Words:///skippers.split.dubbing

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.