



VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Drainage, Mains Electric, Mains Water, Oil Tank
HEATING: Oil
TAX: Band F

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

ADD/ESL/01/25

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 7AJ
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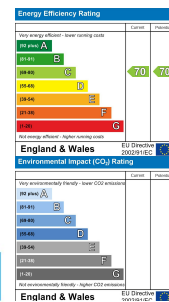


Lake House East Williamston, Tenby, Pembrokeshire, SA70 8RT

- Detached House
- En-Suite Shower Room
- Countryside Views To Rear
- Very Well Presented
- Oil Central Heating And Solar Panels
- Four Bedrooms
- Open Plan Kitchen/Diner With Conservatory
- Driveway Parking
- Office And Utility Room
- EPC Rating: C

Price £500,000

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The Agent that goes the Extra Mile





Welcome to Lake House, a beautifully presented detached house located on a no through road in the sought after village of East Williamston. The property enjoys beautiful views onto neighbouring fields with Wooden and Saundersfoot in the distance. The layout of the property briefly comprises of an entrance hall, lounge, an open plan kitchen/diner with integral appliances, granite worktops with adjoining conservatory, office, utility room, four bedrooms (the master with en-suite), shower room and a family bathroom. The property is served by double glazing and oil fired central heating. Privately owned solar panels provide reduced energy bills.

Externally, there is a driveway to the front providing off road parking for approximately 3 cars. Steps lead up at both sides of the property to a well maintained rear garden, featuring a patio seating area and pretty flower borders. The views to the rear can be enjoyed from all aspects of the garden, rear facing rooms and the conservatory.

This is a versatile home that would suit family life, viewing is highly recommended!

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. 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 Pembroke office head out on the A477 in the direction of Kilgetty and continue straight over the two roundabouts at Carew onto the Redberth bypass until you reach the traffic lights at Broadmoor. Turn right here and follow the road into East Williamston, take the left-hand turn signposted towards the community centre. Pass the centre on the right and proceed onto the unadopted road in front of you, where the property will be found on the left hand side. What3words: twitchy.clustered.carefully

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