



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: 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, Mains Gas

HEATING: Gas

TAX: Band E

ADD/ESL/11/24/takeonok

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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**

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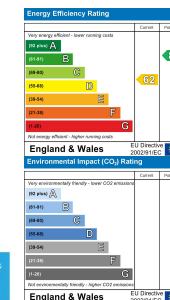


## 5 St Nicholas Crescent, Penally, Tenby, Pembrokeshire, SA70 7PF

- Detached Bungalow
- Three Bedrooms
- Village Location
- Garage And Driveway
- Sought After Residential Area
- Immaculately Presented
- Low Maintenance Gardens
- Close To Tenby And Beach
- Gas Central Heating
- EPC Rating: D

**£395,000**

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Welcome to 5 St Nicholas Crescent, located in Penally just a short distance to Tenby town and the beach! This pristine property has been significantly updated by the current vendors and is now a comfortable and contemporary family home.

The layout of the property briefly comprises of an entrance hall, lounge, kitchen/diner, three bedrooms and a family bathroom. The property is served by gas central heating and UPVC double glazing. Patio doors in the two double bedrooms lead out to the rear allowing you to enjoy the beautiful garden from the comfort of your bed!

Externally, there is a driveway to the front providing off road parking and access to the single garage which offers dry storage or handy work space. The front and rear gardens are both laid to Astro turf for easy maintenance and a neat aesthetic. At the rear, flagstone patios provide lovely places to sit and enjoy the sun, with a wooden pergola to provide shade and shelter. by the back door, there is a covered entrance way providing a dry area for boots/coats and outdoor equipment, with a pedestrian gate to the side.

This fantastic bungalow will be popular, viewing is highly recommended!

Penally lies just over a mile from Tenby in the county of Pembrokeshire, South West Wales. The charming village has easy access to the sea, making it a popular spot with visitors, and there are spectacular views from the village towards Caldey Island, Giltar Point and Tenby. In the heart of the village you will find Penally Abbey a luxurious Hotel and Restaurant that boasts historic charm and an experience of elegance.

Tenby is a harbour town and seaside resort known as "Little England beyond Wales", which offers a unique blend of coastal and historic charm with a bustling atmosphere relished by tourists and locals alike. From restaurants and ice cream parlours, to boat trips and adventure parks, Tenby has something to offer for those of all ages.



### DIRECTIONS

Leaving the Tenby Office take the road out of town onto Marsh Road and follow the road along passing Greenhill School and Tenby Leisure Centre on your right. Head out of the 30mph speed limit and take the right hand turning towards Penally opposite the entrance to Kiln Park Caravan Site and the petrol station. Turn left after The Paddock pub and then take the first right onto St Nicholas Crescent, where number 16 will be found on the right-hand side. What3words:///subtitle.chips.folk

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