

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 Leasehold
 LENGTH OF LEASE: 999 years from 1972
 ANNUAL GROUND RENT: £50 per annum
 GROUND RENT REVIEW PERIOD: N/A
 ANNUAL SERVICE CHARGE AMOUNT: £660 [year]
 SERVICE CHARGE REVIEW PERIOD: N/A

SERVICES: We have not checked or tested any of the services or appliances at the property.
 COUNCIL TAX: Band ' B '

ref: AD / LLT / 04 / 24/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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

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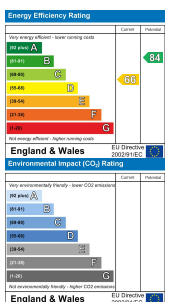


2 Llanteg Park, Llanteg, Narberth, Pembrokeshire, SA67 8PZ

- Mid Terrace Property
- Kitchen
- Family Bathroom
- Tiered Rear Garden
- Leasehold Property
- Open Plan Living/Dining Room
- Two Double Bedrooms
- Roof Terrace
- Driveway Parking
- EPC Rating D

Offers In The Region Of £160,000

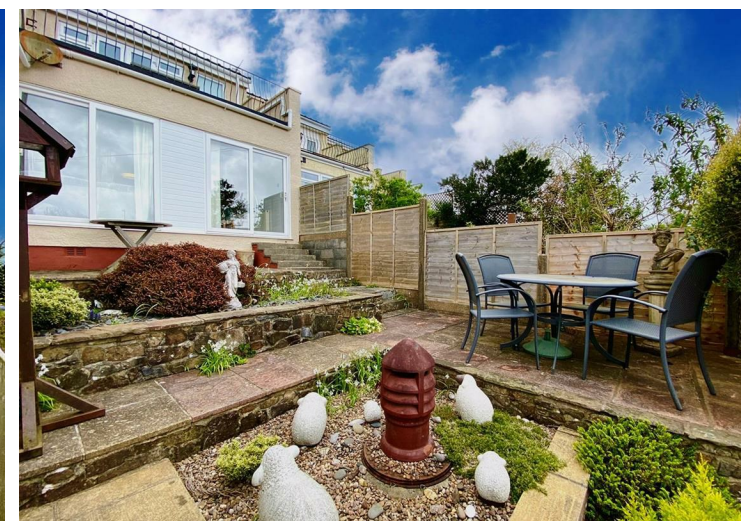
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The Agent that goes the Extra Mile





We are delighted to bring this stylish house in Llanteg Park, just a short distance from Amroth and Wisemans Bridge. The property is a mid-terrace, split-level home offering an open living/dining room which boasts two double sets of glass sliding doors, which provides natural light and open vistas of the fully enclosed rear garden. The delightful three tier garden provides two paved patio areas, lawn and storage shed.

The kitchen is fully fitted with a range of units and provides access to the utility room behind it. The property benefits from a useful under house storage area accessed from the utility room.

The first floor provides a master double bedroom with French doors and two full length windows, which open on to a tiled roof terrace, boasting views over Llanteg Park, the countryside and sea glimpses.

The main bathroom is fully tiled and boasts a separate bath and corner glassed shower cubicle, benefiting from a skylight allowing natural light to pour in.

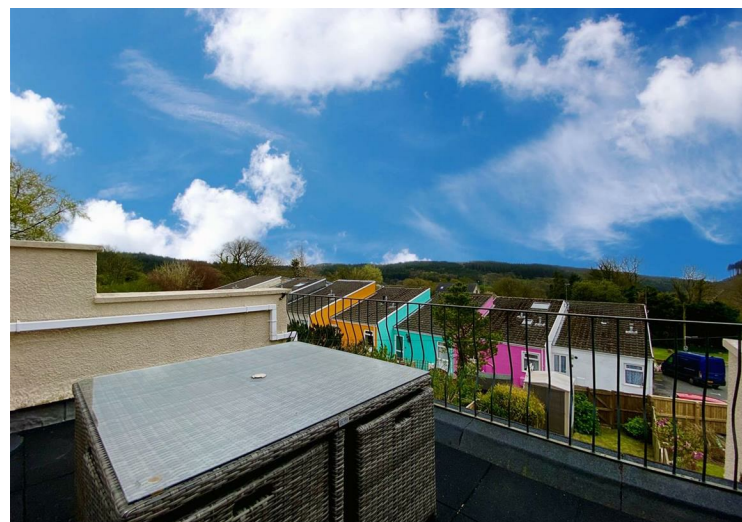
A further double bedroom enjoys open views of the well tended Park's green.

Externally, to the front of the property there is a driveway with parking for up to three vehicles and a garden area.

Viewing of this property is highly recommended to fully appreciate its location, size and style.



Llanteg is situated outside the National Park, but within walking distance of the stunning Pembrokeshire coastline near Amroth, and only a short drive to the seaside resorts of Tenby and Saundersfoot with their sandy beaches and picturesque harbours.



DIRECTIONS

From Saundersfoot or Tenby, head towards St Clears/ Carmarthen, about 5 miles out of Kilgetty you will come upon Llanteg. Turn right just before the petrol station on your right and proceed down the road, just before you enter a 30 MPH sign turn left and go down this road which will lead you directly to Llanteg Park. The property is located on your right as you enter Llanteg Park and is the third property in.

What/Three/Words:///threaten.scarred.elections

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