

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'

ref: SSG/LLE/June/ 23/OKSSG

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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.

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

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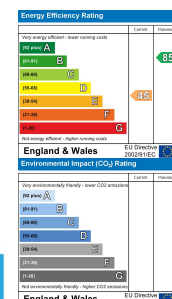


## 2 Alma Gardens, Penally, Tenby, Pembrokeshire, SA70 7QH

- Link-detached property
- Garage
- Gas central heating
- Three bedrooms
- Well presented
- Front and rear garden
- Sea View
- Driveway parking
- Contemporary kitchen
- EPC Rating E

Offers In Excess Of £275,000

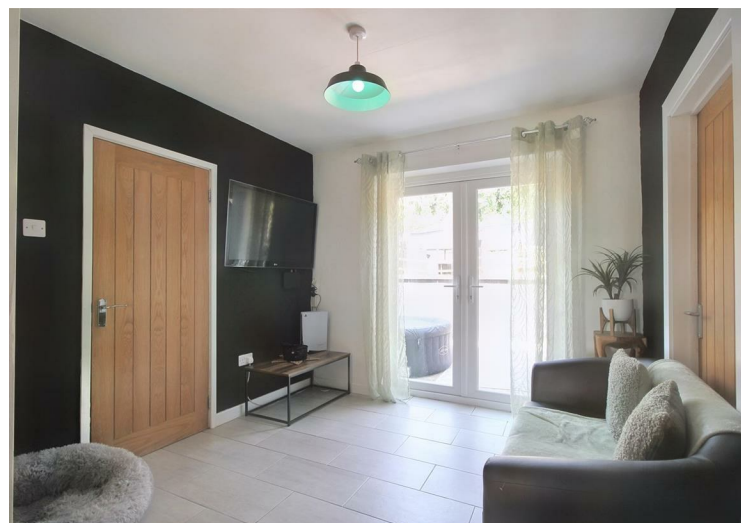
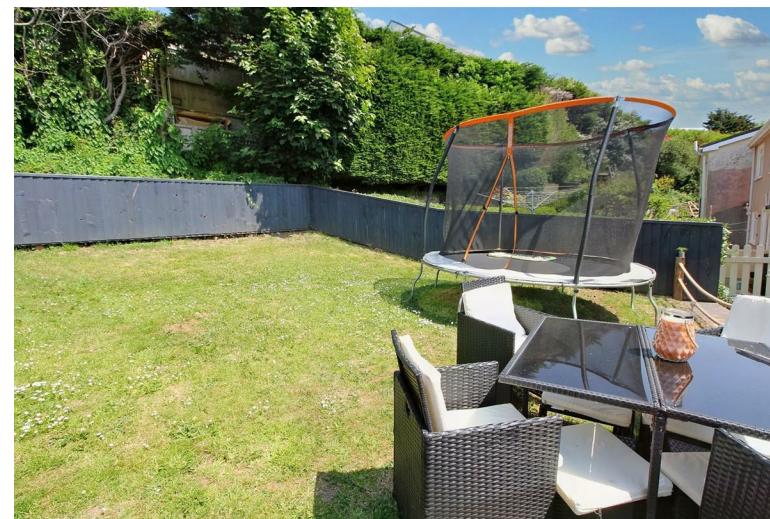
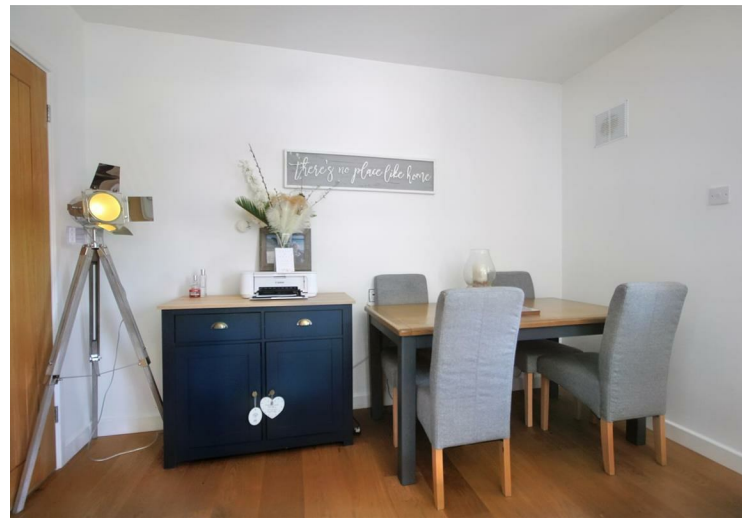
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**The Agent that goes the Extra Mile**





A fantastic opportunity to purchase a linked-detached property with sea views in the sought after location of Penally. This property would make the ideal family home with accommodation comprising of entrance porch, living room with double doors opening onto additional living space with french patio doors leading onto rear garden, contemporary kitchen fitted with a range of modern appliances and utility cupboard. The first floor provides three bedrooms two of which are doubles, and a shower room.

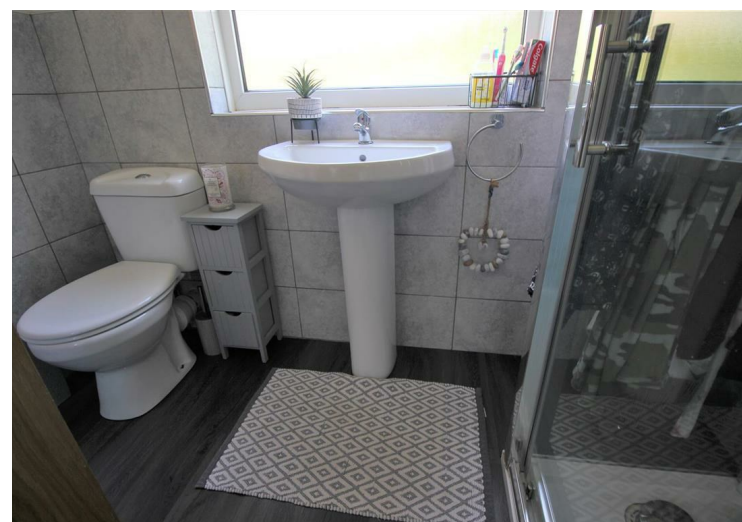
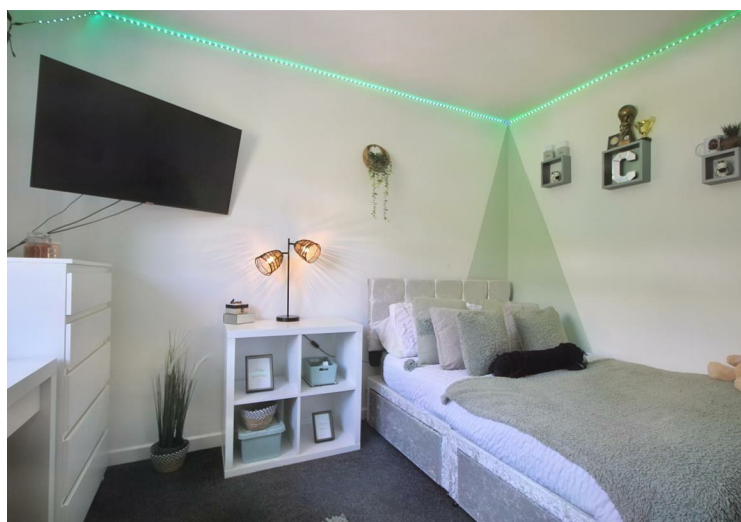
Externally, to the front, the property benefits from driveway and garage, providing ample off road parking and a lawned area. To the rear there is a patio with space for seating, with steps leading up to a lawned garden. The property also benefits from an adjoining storage shed and outside cloakroom.

Please note: Vendor advised they installed Worcester combi-boiler and replaced radiators when they bought the house in September 2021, as well as rewired the property.

\*\* There is a Local Restrictive Covenant that applies to this property. \*\*



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 with its very own beach, making it a popular spot with visitors. There are spectacular views from the village towards Caldey Island, Giltar Point and Tenby. In the heart of the village you will find a village shop and Penally Abbey a luxurious Hotel and Restaurant that boasts historic charm and experience of elegance. Penally also benefits from a train station and is on bus route. Tenby is a harbour town and seaside resort, 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 parlors 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 continuing on the A4139 for approx 2 miles. Take a right hand turn coming off the main road, there will be a sign for Penally. Follow the road around to the right coming into Penally, Alma Gardens is the next road on the left. WHAT 3 WORDS - whisker / revamping / factoring

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