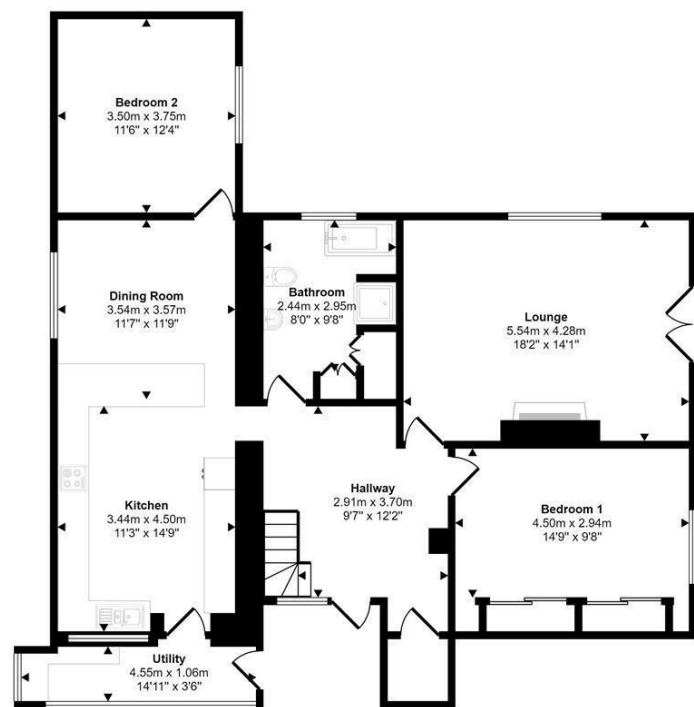
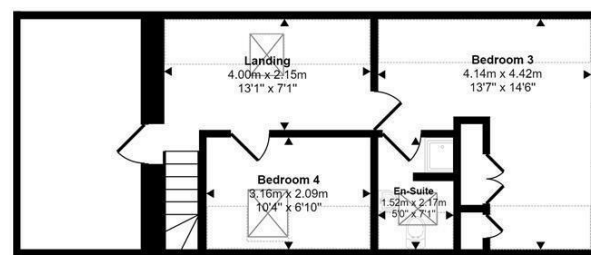


Approx Gross Internal Area
173 sq m / 1861 sq ft



Ground Floor
Approx 119 sq m / 1278 sq ft



First Floor
Approx 54 sq m / 583 sq ft

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 ' E '

ref: LLT / LKW / 06 / 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

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk

TELEPHONE: 01834 845584

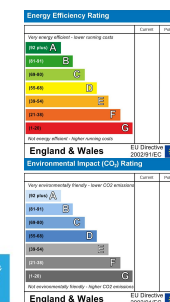


Three Chimneys Twycross, Saundersfoot, Pembrokeshire, SA69 9DP

- Semi Detached Dormer Bungalow
- Living Room
- Enclosed Rear Garden
- Close to Coast
- Gas Central Heating
- Open Plan Kitchen/Dining Room
- Four Double Bedrooms
- Ideal Family Home
- Driveway Parking for Two
- EPC Rating: tbc

Offers In Excess Of £350,000

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The Agent that goes the Extra Mile

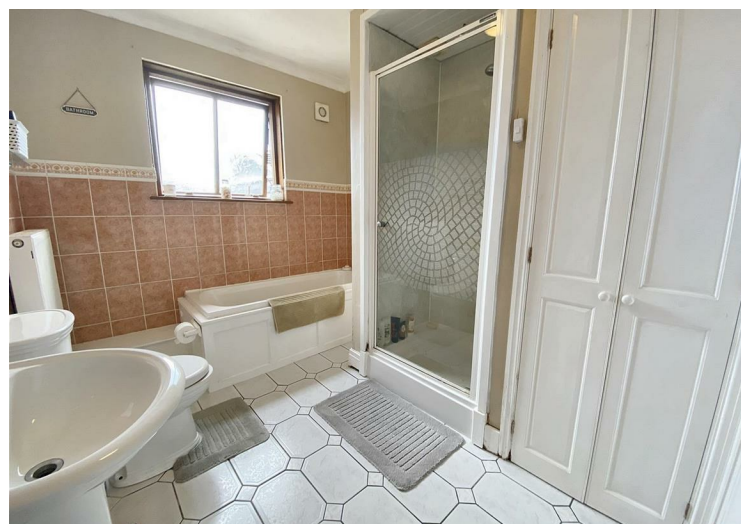




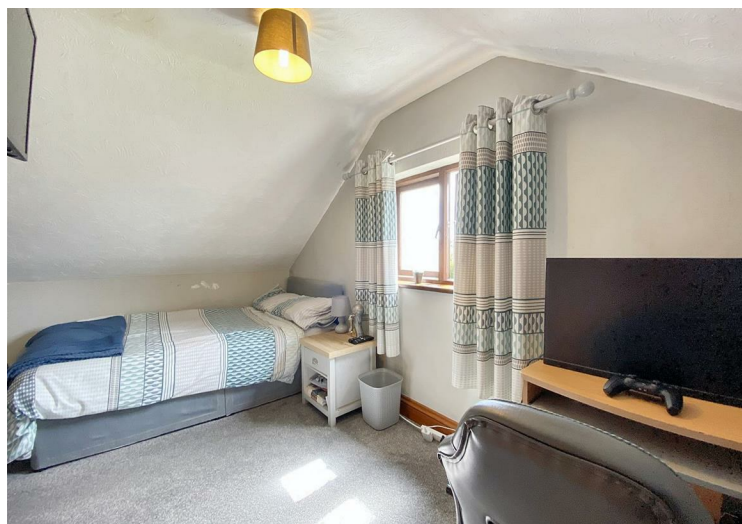
This lovely semi-detached bungalow is situated in the sought after location of New Hedges. Located in Twycross the property is within walking distance to an array of amenities including convenience store, farm shop, village hall and public house. With the popular harbour village of Saundersfoot on your doorstep, the property would make a brilliant investment due to its location, or even a great family home!

The property comprises of entrance hall with a storage cupboard, open plan kitchen/dining room fitted with a range of modern units and a utility/boot room area which can also be accessed via the driveway, a living room which boasts French doors leading out to the garden. The ground floor provides two double bedrooms, with a further two double bedrooms upstairs, landing/study area, and a storage area in the eves.

Externally, to the front of the property there is a gated driveway providing space for two vehicles. To the rear, the garden is enclosed with a patio area accessed from the living room. There is ample space for outside seating where you can sit and enjoy the sun, or would make a great entertaining space for all your friends and family. With a storage area to the side of the house, the property also benefits from side access into the lawned garden.



New Hedges is a village located in between Tenby and Saundersfoot. The village benefits from a mini market, public house, village hall and post office. Just a short drive away are the famous seaside resorts of Tenby and Saundersfoot with all the amenities that they have to offer. Tenby is a popular seaside resort with many shops, restaurants, amenities and its famous championship golf course. The beautiful coast and countryside of the Pembrokeshire Coast National Park provide further leisure and tourism opportunities, with many more sandy beaches within easy driving distance.



DIRECTIONS

Leaving the Tenby office head north-west on St Julian's St/Tudor Square towards Church St. Continue onto High St and at the roundabout continue straight onto The Norton/A478. Continue to follow A478 and at the roundabout, take the 2nd exit onto Narberth Rd/A478. After 0.9 miles take a right into New Hedges. Continue through New Hedges and then take a left onto Oak Grove and then bare right. Follow the road towards the end of the cul-de-sac and the property is on your left.
 What/Three/Words:///quitter.shiny.strategy

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