

Ground Floor



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.  
TAX: Band F

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

IRK/ESL/06/22/takeonok

FACEBOOK & TWITTER  
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<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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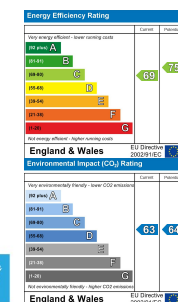


**12 Strawberry Gardens, Penally, Tenby, Pembrokeshire, SA70 7QF**

- Detached House
- Income Potential
- Ample Parking
- Sought After Village Location
- EPC Rating: C
- Four Bedrooms
- Very Well Presented
- Spectacular Sea/Country Views
- Garden To Rear

**£535,000**

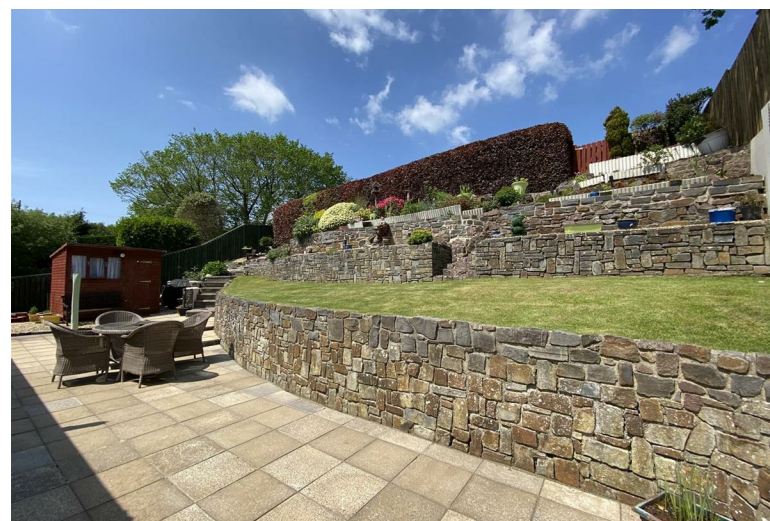
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**The Agent that goes the Extra Mile**





We are delighted to offer this very well presented detached house in an elevated position enjoying spectacular sea and countryside views. Located in the sought after Cul-De-Sac of Strawberry Gardens in Penally, you are within walking distance to the sandy beach of Penally. The property is currently configured as two separate units with an internal interlinking door. The main accommodation is on the first floor and comprises of an open plan lounge/dining room with views overlooking Penally coastline and countryside, kitchen with double glass doors opening into dining area, three double bedrooms with fitted wardrobes, an en-suite shower room and a family bathroom.

The lower floor comprises of a further reception room with sliding door opening onto driveway, Double bedroom and shower room. Alternatively, the property can be used for multi generational living, or as one versatile family home. The property benefits from gas central heating and UPVC double glazing, and is in a good decorative order with modern kitchen and bathroom facilities. For peace of mind the property is also fitted with alarm security system.

Externally, the property offers a sloped driveway providing off road parking, with a further private parking area at road level. At the rear of the property is a beautifully maintained terraced garden which is laid to patio with decorative tiered flower borders and garden shed. At the top of the garden is a gravel seating area that offers a panoramic view of the sea, headland and as far as the lighthouse on Caldey Island. Pedestrian access leads to a back lane, and there is gated access to both sides of the property. Viewing is highly recommended!



**LOUNGE/DINING ROOM**

11'11" x 20'7" (3.651 x 6.297)

**KITCHEN**

9'11" x 13'0" (3.044 x 3.979)

**BEDROOM 2**

12'10" x 10'3" (3.937 x 3.125)

**BEDROOM ( Bed 4)**

8'9" x 9'8" (2.681 x 2.953)

**BATHROOM**

9'11" x 5'2" (3.03m x 1.58m)

**BEDROOM 3**

10'0" x 10'3" (3.056 x 3.131)

**SHOWER ROOM**

5'10" x 9'0" (1.80m x 2.76m)

**BEDROOM 1**

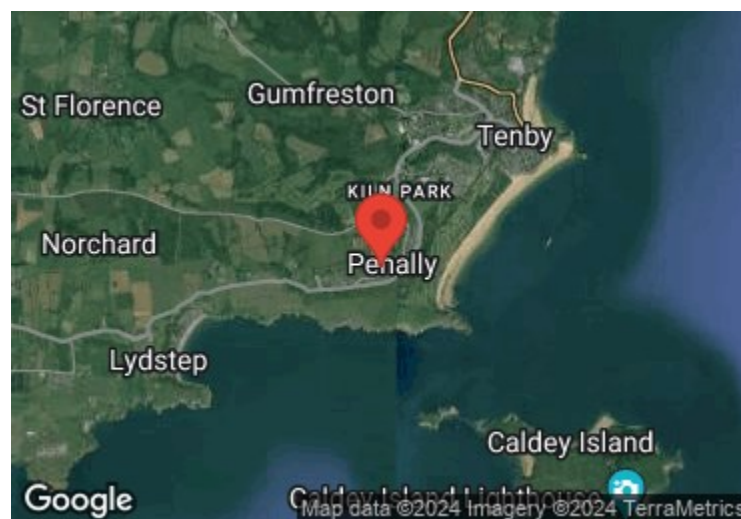
12'3" x 15'11" (3.749 x 4.875)

**'L' SHAPE LOUNGE/DINING ROOM**

20'3" x 24'6" max (6.197 x 7.486 max)

**EN-SUITE SHOWER ROOM**

6'0" x 5'10" (1.85m x 1.79m)



**DIRECTIONS**

Leaving the Tenby office follow the road towards Penally. Turn right after the Kiln Park Filling Station, going through Penally village. Turn right at The Cross Inn pub up Strawberry Lane. Take the left hand turn into the estate of Strawberry Gardens. The property is at the bottom on the right hand side. What3Words reference: quieter.banquets.shears

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