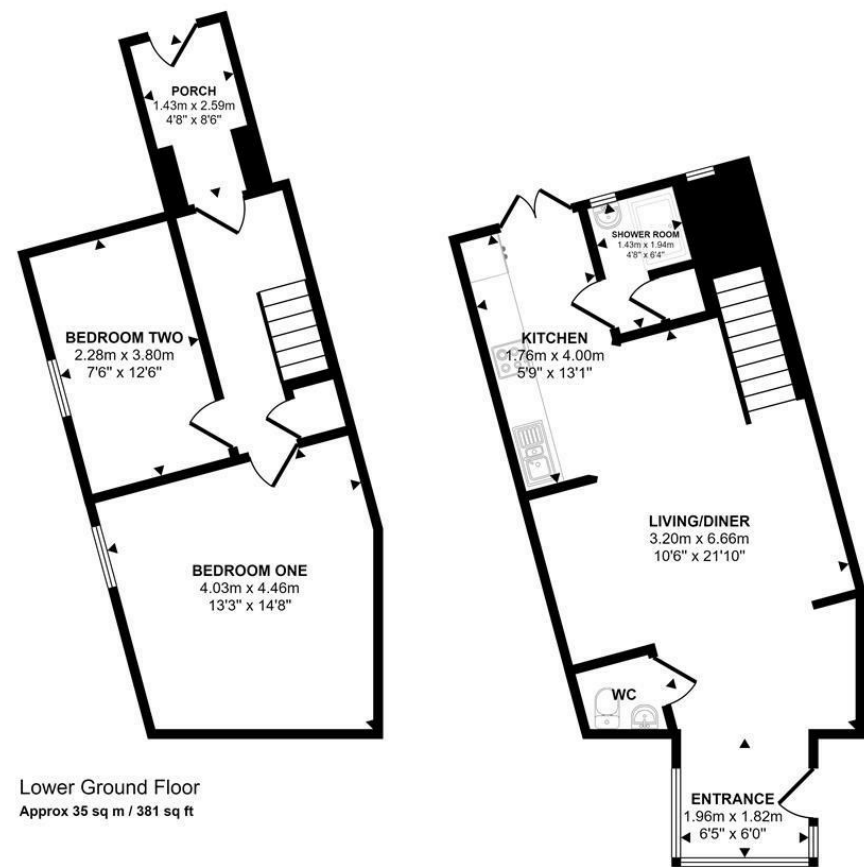


Approx Gross Internal Area
76 sq m / 821 sq ft



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 ' A '

ref: LLT / LKW / 08 / 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.

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

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71

4JS

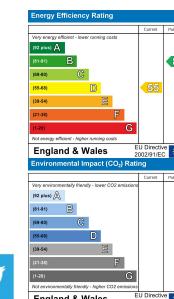
EMAIL: pembroke@westwalesproperties.co.uk

TELEPHONE: 01646 680006



Neptune Marsh Road, Pendine, Carmarthen, Carmarthenshire, SA33 4NY

- Detached Cottage
- Sea Views
- Two Double Bedrooms
- Rear Courtyard
- Ideal Investment Property
- On The Seafront
- Open Plan Living/Dining Room
- Allocated Parking Space
- Walking Distance to Local Beach and Shops
- EPC Rating; D



Offers Around £260,000

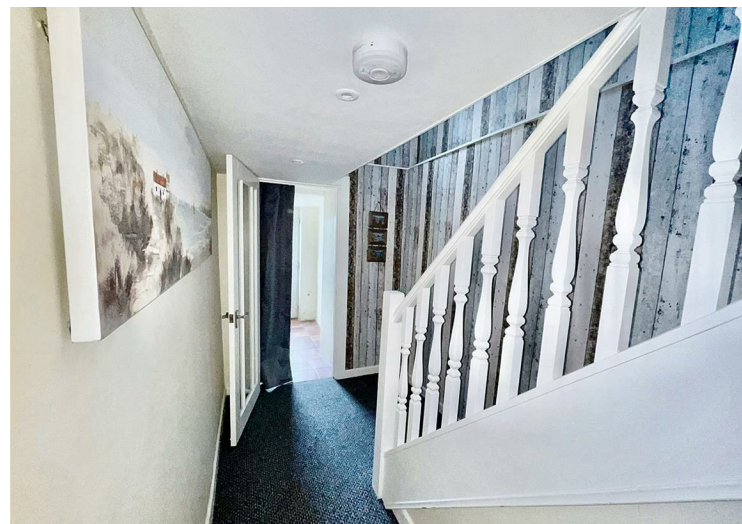
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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EMAIL: pembroke@westwalesproperties.co.uk TELEPHONE: 01646 680006

The Agent that goes the Extra Mile



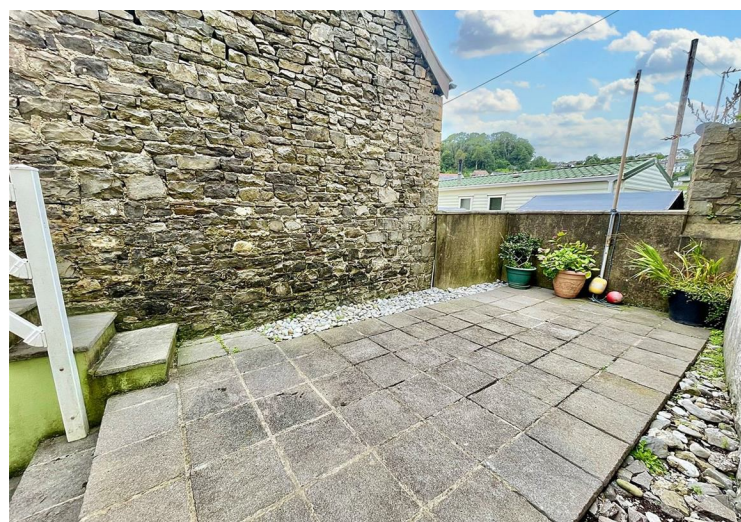


Welcome to this charming detached cottage located on Marsh Road in Pendine, Carmarthen. This lovely property boasts stunning sea views that will take your breath away. The accommodation comprises; an entrance area leading through to the open plan living/dining room where the sea views can be enjoyed. The kitchen is fitted with a range of units and leads out to the raised balcony to the rear. The lower level boasts two double bedrooms and access to the ground floor on the courtyard, providing ample space for storage or to enjoy the sound of the sea in the background!

To the front of the property there is an allocated parking space to the left hand side of the property so parking.

Whether you are looking for a peaceful retreat or a holiday home with a view, this detached cottage is ideal for relaxing and enjoying the seaside.

Situated on the edge of the Carmarthenshire, Pembrokeshire border in West Wales, Pendine boasts a 7 mile beach stretching from Gilmore Point to Laugharne Sands where Malcolm Campbell and J.G. Parry-Thomas set the world land speed record five times between 1924 and 1927. The 870 miles coastal path runs mostly along the clifftops for 4 miles from Pendine, offering glorious views towards both the Gower Peninsula and Tenby and Caldey Island, before reaching the beautiful cove of Amroth and the border with Pembrokeshire.



DIRECTIONS
 From the Tenby office exit the town heading out towards Kilgetty on the A478. On reaching Kilgetty roundabout take the forth exit signposted Carmarthen A477. Follow this road for approximately 6.5 miles to Red Roses. On entering the village take the right turn signposted Pendine B4314. Follow this road in to Pendine and along the sea front, then turn right onto the seafront and the property is halfway down on your left, denoted by our For Sale board. WHAT3WORDS ///stereos.showcases.bottle

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