

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  
 SERVICES: Mains water and Solar Panels  
 HEATING: Electric

ref: / LKW / AJL / 24 / TAKEONOK

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,

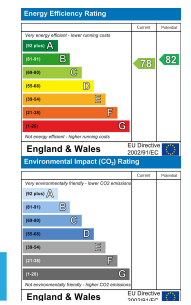
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS  
 EMAIL: pembroke@westwalesproperties.co.uk  
 TELEPHONE: 01646 680006



### 29 Garden Meadows Park, Tenby, Pembrokeshire, SA70 8BD

- Four Double Bedrooms
- Detached
- Modern Decor
- Three Bathrooms
- EPC C
- Large Garden
- Parking for 2/3 cars
- Open plan kitchen/diner
- Close to amenities
- Council Tax F



Offers In The Region Of £420,000

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The Agent that goes the Extra Mile





**\*CHAIN FREE\***

An opportunity to acquire an immaculate, four-bedroom detached house in the popular area of Tenby. Modern electric heating, sprinkler system and gardens front and rear, this property would make a wonderful home.

The accommodation briefly comprises; Entrance hallway, bright and airy dual aspect lounge with double doors to the rear patio and garden, family kitchen dining area with patio doors leading to outside seating area. WC, utility room, and a home office on the ground floor. Stairs from the hallway lead up to a modern family bathroom with a separate shower enclosure, and four double bedrooms one of which has an en-suite shower room.

\*\*\*\*\*The property still offers a building warranty (Advantage New Build Scheme)\*\*\*\*\*

Externally to the front, there is a lawned garden with a fence border to the side, There is off-road parking for several cars and the pathway leading to the house.

The rear back garden is laid to lawn with a patio area/seating area with access to the kitchen/ dining area .



Tenby has various amenities including shops, restaurants, and a 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. Slightly further afield is the well-known Pendine Sands and the town of Carmarthen with its shopping precincts and Cinema, mainline railway station, and excellent links to the M4 and the east.



**DIRECTIONS**

From our Tenby office proceed up the High Street, straight across the mini roundabout and up Narberth Road. Turn right at the roundabout and continue for approx half a mile turning left just after the turning for The Park House Court residential home. Continue down through Garden Meadow Park and 29 is at the bottom on your left.

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