



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: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Drainage, Mains Electric, Mains Water
HEATING: LPG Gas
TAX: D

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

LLT/ESL/09/24/DRAFT

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

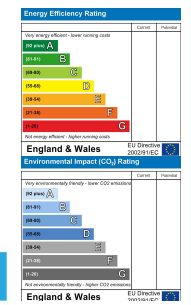


30 Angle Village, Angle, Pembroke, Pembrokeshire, SA71 5AT

- Detached Dormer Bungalow
- Open Plan Lounge/Diner
- Driveway And Garage
- LPG Gas Heating
- No Onward Chain
- Four Bedrooms
- Beautiful Garden To The Rear
- Village Location
- Close To Beach
- EPC Rating: TBC

Offers Around £335,000

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



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The Agent that goes the Extra Mile





Welcome to this charming detached dormer bungalow of timber framed construction in the picturesque village of Angle, just a short distance away from West Angle Bay. The property offers an open plan living space, kitchen with character Aga, four bedrooms and shower room. The property is served by LPG gas heating and double glazing.

Externally, there is a sizeable garden with established fruit trees and a patio seating area leading off from the French doors in the living room - ideal for green-fingered enthusiasts or those who simply enjoy outdoor living. Additionally, the garage and parking facilities cater to your vehicle needs. With space for up to five cars, the driveway will easily accommodate a modern family!

Don't miss out on the opportunity to make this lovely property your new home. Contact us today to arrange a viewing!

Angle village is set in a valley on the southern shore of the Milford Haven Estuary, at the south western tip of Pembrokeshire. Angle Parish is bounded on three sides by coastline which varies from high rugged cliffs to the beautiful beach at West Angle Bay and the tidal flats of East Angle. West Angle Bay has been awarded the Green Coast Award 2016. The Green Coast Award recognises those beaches that are 'hidden gems' – the beautiful, untouched, rugged beaches that line so much of the Welsh coast. The award recognises the excellent water quality and unspoiled environment.



DIRECTIONS

DIRECTIONS: From our Pembroke Office head along Main Street and at the round about take the 3rd exit dropping down the hill on the A1439. Follow this road for under a mile and turn Left onto Bridge End Terrace (B4320). Follow this road for just over 8 miles where you need to turn right signposted for Angle Village / Bay. Follow this Road to the T Junction and turn left. The property will be found on your left-hand side.
What3Words: lunged.crucially.crashing

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