

Floorplan

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: SSG / LLT / 05/ 23/takeonok

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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

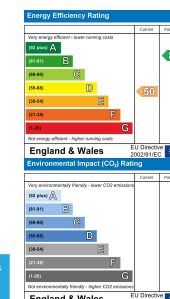


Parkridge Pendine, Carmarthen, SA33 4PQ

- Detached Bungalow
- Open Plan Kitchen/Diner
- Garage & Utility
- Ample Driveway Parking
- Coastal Location
- Sea Views
- Three Double Bedrooms
- Front, Side & Rear Garden
- Approx. 0.37 acre plot
- EPC Rating: E

Price £400,000

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The Agent that goes the Extra Mile



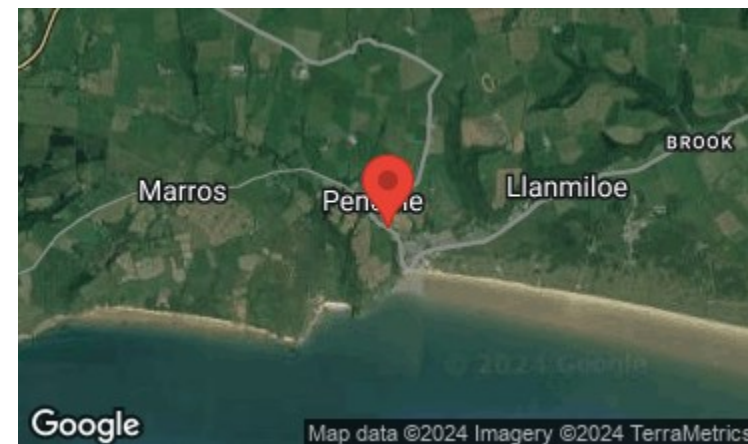


Parkridge is an immaculately presented, detached bungalow boasting sea views, situated in an approx. 0.37 acre plot. The bungalow, which has been renovated throughout comprises; open plan kitchen/diner fitted with a range of modern units and integrated appliances, a living room with sea views and French doors out onto a raised decking seating area - the perfect vantage point to enjoy the views. The home provides three double bedrooms, with floor to ceiling windows, one with a free standing bath within and another with access into the utility room/wc and garage. A family bathroom is fitted with a walk in shower, wash hand basin and toilet.

Externally, the property is situated on a corner plot, with driveway parking alongside a lawned area. To the front, there is a lawned garden, leading up to the front of a single garage and the raised decking, providing ample seating areas to enjoy the sea views to the fore and a countryside view to the side of the property. The rear garden is mainly laid to lawn with a greenhouse and a variety of trees, shrubbery and flowers with steps leading down to a paved patio seating area.

The property benefits from LPG gas heating and double glazing.

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 beach stretches for seven miles, and is well worth the visit.



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, as you approach the hill towards Pendine, the house name sign is on your right. Turn into here and follow the drive to the right and the property is in the corner. WHAT 3 WORDS - spine / cups / cabs

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

