

Approx Gross Internal Area  
48 sq m / 517 sq ft



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 Leasehold  
LENGTH OF LEASE: 150 years with 133 years remaining  
ANNUAL GROUND RENT: £50 per annum  
GROUND RENT REVIEW PERIOD: [every 25 years]  
ANNUAL SERVICE CHARGE AMOUNT: £480 per annum (1/7th of total expenditure)  
SERVICE CHARGE REVIEW PERIOD: [year / month]

SERVICES: We have not checked or tested any of the services or appliances at the property.  
COUNCIL TAX: Band 'B'  
HEATING: Electric

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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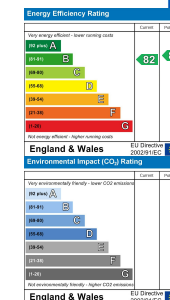


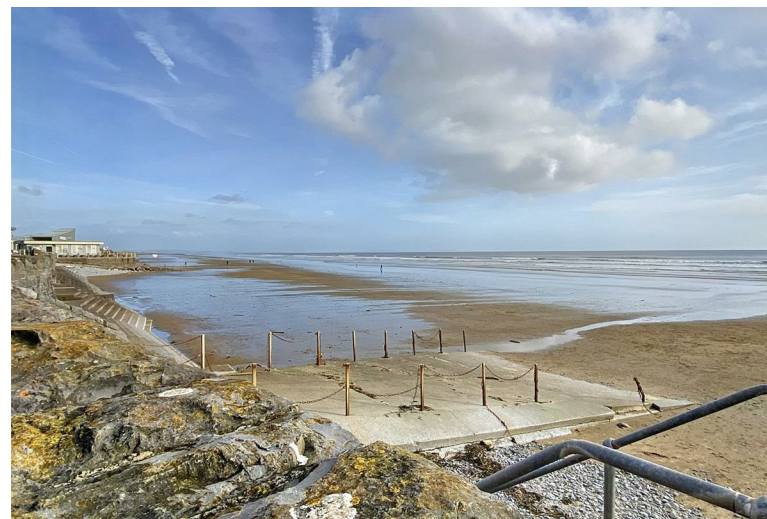
**Flat 1, The Waterfront Marsh Road, Pendine, Carmarthen, Carmarthenshire, SA23 4NY**

- Leasehold Flat (150 years with 133 years remaining)
- Waterfront Property With Sea Views
- Open Plan Living/Kitchen/Diner
- Two Double Bedrooms
- Family Bathroom
- Juliet Balcony
- Electric Heating
- Village Location
- Ideal Investment
- EPC Rating: B

£165,000

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We are excited to offer this well presented first floor leasehold flat, situated right on the waterfront in the popular seaside village of Pendine. With beautiful sea views overlooking Pendine Sands, the property would make the ideal investment or holiday home. Located in a prime position there are an array of amenities on your doorstep, including local shops, cafes, and restaurants. The accommodation of the property comprises of entrance hallway with storage cupboard, two double bedrooms, a family bathroom, and open plan living/kitchen/diner with a Juliet balcony boasting spectacular sea views. The modern shaker style kitchen is fitted with a range of modern appliances. The property benefits from a neutral decor throughout, and is fitted with electric heating. Externally, there is a secure communal staircase leading up to the first floor and the main front door of the flat.



Viewing is highly recommended to appreciate the location and all the property has to offer!

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. The property is located on the left hand side. What/Three/Words:///stitching.blossom.elsewhere

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