

Total area: approx. 110.0 sq. metres (1183.9 sq. feet)

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 ' F '

HEATING: Gas LPG

ref: LLT / LLE / 06 / 24

TAKEONOK/25/06/24/LLE

FACEBOOK & TWITTER

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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

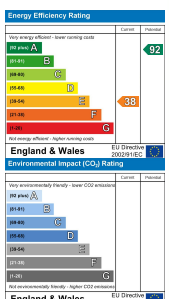


Swn Y Coed, 3 Llanmiloe Bach, Llanmiloe, Carmarthen, SA33 4UB

- Detached Cottage
- Living Room
- Sea Views in All Rooms
- Front Garden with Sea Views
- LPG Gas Central Heating
- Kitchen/Diner with Internal Garage Access
- Three Double Bedrooms
- Garage & Driveway Parking
- Village Location
- EPC Rating F

Offers In Excess Of £400,000

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The Agent that goes the Extra Mile





This lovely detached cottage is situated in an elevated position at Llanmiloe Bach. The property boasts sea views to the front of the house, and enjoys views overlooking the surrounding countryside. The property is located within walking distance to the idyllic sandy beach, and the local village with a variety of amenities. Located in a highly sought after location, the property would make a great family home or holiday home. The property boasts an entrance hall with split level staircase, living room, an open plan kitchen/diner with internal access to the garage all on the ground floor, all benefitting from the lovely views. The first floor offers three double bedrooms, all with capturing those beautiful sea views and a family bathroom with bath tub and shower.

Viewing is highly recommended to appreciate the setting of the property!

Externally, to the front of the property there is a lawned garden, great for enjoying the panoramic views with the Gower in the distance on a clear day. There is driveway parking in front of the garage, providing ample storage. To the rear, accessed via the side of the property there is a lawned area, and houses the LPG gas tank.



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, continue towards Llanmiloe and take the last left onto Llanmiloe Bach. What/Three/Words:///jeering.screening.jetting

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