

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.

TAX: Band 'F'

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

IRK/ESR/09/20/OK/ESR

Any plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

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

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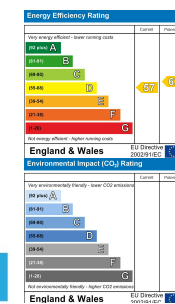
TELEPHONE: 01834 845584

Erwlon Lydstep, Tenby, Pembrokeshire, SA70 7SG

- Detached Family Home
- Four/Five Bedrooms
- Detached Garage/Annexe
- Four Miles From Tenby
- Attractive Garden To Rear
- Bed and Breakfast/Holiday Let Potential
- Two En-Suite Bedrooms
- Village Location
- Ample Off Road Parking
- Epc Rating D

Offers In Excess Of £370,000

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The Agent that goes the Extra Mile



A fantastic opportunity to purchase a well-presented family home located in the sought after village of Lydstep, just 4 miles away from the medieval walled town of Tenby. The property has been used as a successful bed and breakfast and most recently a holiday let, but would also suit as a versatile family home. the layout of the property briefly comprises: Lounge/Diner, Kitchen, downstairs bathroom and bedroom/study, four further bedrooms (two with en-suites), and a shower room. Externally the property sits on a plot measuring approximately 1/5th of an acre, with a generous parking area and lawn garden with mature trees and shrubs, The detached garage is currently in use as a one-bedroom annexe but has the potential to be converted back if desired. The property benefits from double glazing and central heating, with many character features including a feature fireplace with a woodburning stove. This property has excellent potential, viewing is highly recommended!

Erwlon is situated in the village of Lydstep just a short drive away from the popular resort of Tenby with many shops, restaurants, amenities, and its famous championship golf course. The beautiful coast and countryside of the Pembrokeshire Coast National Park provide further leisure and tourist opportunities, with many more sandy beaches within easy driving distance. Slightly further afield is the well known Pendine Sands and the Town of Camarthen with its shopping precincts and Cinema, Main Line Railway Station and excellent links to the M



LOUNGE/DINER

28'0" x 12'10" (8.53 x 3.92)

FITTED KITCHEN

11'11" x 11'1" (3.64 x 3.39)

BATHROOM

6'0" x 7'6" (1.84m x 2.31m)

DOWNSTAIRS BEDROOM/STUDY

10'11" x 7'4" (3.34 x 2.23)

BEDROOM 1

12'11" x 11'10" (3.93 x 3.61)

EN-SUITE SHOWER ROOM

2'5" x 7'4" (0.76m x 2.25m)

BEDROOM 2

10'2" x 11'11" (3.11 x 3.62)

EN-SUITE SHOWER ROOM

2'4" x 7'4" (0.73m x 2.26m)

BEDROOM 3

11'1" x 10'3" (3.37 x 3.12)

BEDROOM 4

11'0" x 10'6" (3.35 x 3.20)

SHOWER ROOM

7'8" x 5'0" (2.35m x 1.54m)

ANNEXE LIVING/KITCHEN AREA

20'6" x 13'0" max (l shaped) (6.27m x 3.98m max (l shaped))

ANNEXE BEDROOM

9'4" x 7'9" (2.85m x 2.37m)

ANNEXE ENTRANCE PORCH/CONSERVATORY

5'2" x 10'9" (1.59m x 3.30m)

ANNEXE SHOWER ROOM

2'6" x 10'9" (0.77m x 3.30m)



DIRECTIONS

From our office exit via the A4139 which will bring you under the viaduct as you leave the town. At the mini roundabout continue on the A4139 along Marsh Road. Follow this road for approximately 4.3 miles to the village of Lydstep. The property will be found on the right hand side.

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