



## Hawthorn Close, Pentlepoir, Saundersfoot, SA69 9BZ

£284,950



A well-presented bungalow in the popular village of Pentlepoir. The property has a large driveway for 2-3 cars, and an enclosed South-facing Garden to the rear.

The bungalow comprises a large, light, dual-aspect lounge, separate dining room, fitted kitchen, 3 bedrooms and a family bathroom. The bungalow's lawned rear garden makes the most of the sun from morning until late evening. There is also a low maintenance lawned garden to the front.

Pentlepoir is a popular residential area, close to amenities, and a few minutes by car into Saundersfoot, Tenby or Kilgetty. The bungalow is very near to bus routes, and is within walking distance of the nearest train station.



LOCK HOUSE C. 1750



Regulated by R.I.C.S. Giles Birt, B.Sc., M.R.I.C.S



- **Detached Bungalow**
  - **Large Driveway**
- **Popular Village Location**
  - **Good Sized Rooms**

- **Enclosed South Facing Garden**
  - **Close to Amenities**
  - **Near to Bus Routes**
  - **South Facing Garden**

#### Lounge 20'8" x 10'9" (6.3 x 3.3)

A large living room with laminate flooring throughout, 2 radiators, and dual aspect timber windows, with double doors leading through into the dining room.

#### Dining Room 9'6" x 9'2" (2.9 x 2.8)

Bright room with timber doors out to the front, window to the side, radiator, and opening through into the kitchen.

#### Kitchen 13'1" x 9'10" (4 x 3)

A good-sized room with window to rear. Kitchen comprises a range of wall and base units, with electric oven, gas hob and extractor over, sink, and space for washing machine, dishwasher and fridge under the counter.

The gas combi boiler is situated in the corner of this room.

#### Bedroom One 10'5" x 9'10" (3.2 x 3)

Bright bedroom overlooking the garden via uPVC window to rear. There is a radiator, and space for freestanding storage units.

#### Bedroom Two 10'5" x 10'5" (3.2 x 3.2)

Bright bedroom overlooking the garden via uPVC window to rear. Similar in size to Bedroom 1, there is also a radiator, and space for wardrobes etc.

#### Bedroom Three 7'10" x 6'6" (2.4 x 2)

A single bedroom with a timber frame window to the side of the property. An ideal space for a separate office or study.

#### Bathroom 7'2" x 6'6" (2.2 x 2)

Family bathroom is mostly tiled, with suite comprising bath and electric shower over, WC, vanity unit with sink, radiator and window to the side.

#### Hallway

The hallway is entered through a timber door with

obscure glass panels to the side. Hallway has radiator near the door, and a large storage cupboard towards the rear of the house.

#### Externally

The bungalow has a large driveway to the side with space to comfortably park 2-3 vehicles, bordering onto a pebbled area.


To the front is a small lawned garden, and to the rear is a generous enclosed garden with a slabbed path leading to a wooden shed. In addition, there is a patio area offering space to accommodate an outdoor dining set and barbeque.

#### Please Note

We are advised that there is mains gas, electric, water and drainage connected to the property.

The council tax is band E - £2301.14 for 2024/2025.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



From Tenby, follow the A478 and enter the village of Pentlepoir. Hawthorn Close is the first estate on the right-hand side after the petrol station, with No.2 found on the right hand side.









## Floor Plan

GROUND FLOOR  
846 sq.ft. (78.6 sq.m.) approx.



TOTAL FLOOR AREA : 846 sq.ft. (78.6 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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