



## Meadow Road, Jameston, SA70 8QF

£295,000



A well-presented 3-bedroom detached bungalow in the village of Jameston. This property boasts a spacious layout with a large lounge/diner, 3 bedrooms, and 1 bathroom, perfect for a small family or those looking for a bolthole away from the hustle and bustle of Tenby.

There are lawned areas on three sides of the bungalow, with detached garage, and driveway for 2-3 cars. Additionally, the boiler and central heating system are less than five years old, controlled by a modern Hive heating system. Also, there is the benefit of a positive input ventilation system.

Jameston is a 20-minute walk or a 3-minute drive via country lanes to Manorbier with its beach and Norman Castle. The village has a few local amenities including a local pub.



LOCK HOUSE C. 1750



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



- **Detached Bungalow**
  - **Well Presented**
  - **Garden on 3 Sides**
  - **Village Location**

- **Separate Garage**
- **Large Lounge/Diner**
  - **Modern Kitchen**
- **Hive Heating System**

#### Hallway 5'3" x 5'4" (1.62 x 1.64)

Front door with uPVC into porch leads to hallway with timber door, radiator and door to lounge and kitchen.

#### Lounge/Diner 17'4" x 13'9" (5.3 x 4.2)

The spacious lounge/diner has laminate flooring, sliding doors out to front, two radiators, and electric fire in front of original chimney (currently capped off).

#### Kitchen 11'7" x 8'3" (3.55 x 2.54)

A modern kitchen with a range of wall and base units with large worktop area, tiled splashbacks, sink, double built in oven, 4 ring induction hob with extractor over, space for washing machine and window to the front.

#### Bedroom One 11'0" x 11'10" (3.37 x 3.63)

Bedroom One has fitted carpet, radiator and a large picture window to the garden.

#### Bedroom Two 10'5" x 10'2" (3.2 x 3.10)

Bedroom Two has fitted carpet, radiator and picture window overlooking the garden.

#### Bedroom Three 8'7" x 7'4" (2.62 x 2.26)

Bedroom Three is a single bedroom with fitted carpet, radiator and small window to the side.

#### Bathroom 5'6" x 7'11" (1.69 x 2.43)

The Bathroom has a bath with shower attachment and glass screen, WC, wash hand basin, heated towel radiator, obscure window to side.

#### Externally

To the front of the property is a manicured lawn, with a large lawned area to the side offering a mature planted border along the driveway. A detached garage has an up-and-over door with window to the rear.

The lawned rear garden is accessed via a gate to the side of the property and has a raised timber deck, perfect for entertaining. The Oil tank is situated here.

#### Please Note

The Pembrokeshire County Council Tax Band is D - approximately £1871.81 for 2024/25.

We are advised that mains electric, water and drainage is connected to the property, with oil fired central heating.





From Tenby, continue past Manorbier into the village of Jameston. Shortly before the Swanlake Inn, turn right into Gainer Way. At the junction, turn right and follow Meadow Road and No 26 is on the left-hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(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	



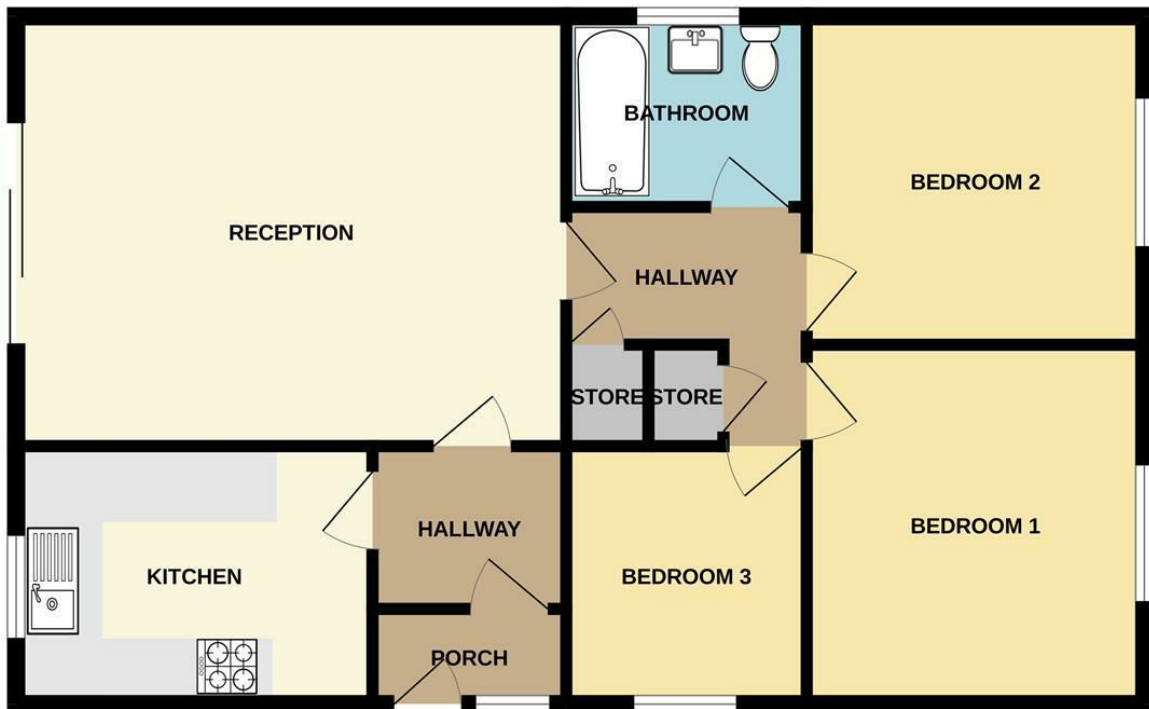






# Floor Plan

GROUND FLOOR  
807 sq.ft. (75.0 sq.m.) approx.



TOTAL FLOOR AREA: 807 sq.ft. (75.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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