



Cedars, The Ridgeway, Penally, Tenby, SA70 7NT

Offers In The Region Of £320,000

- 3 Bedroom Link Detached Bungalow
- Two Driveways & Garage
- Motivated Sellers
- Coastal Village Location
- Chain Free
- EPC Rating D

Cedars is a delightful 3 bedroom link detached bungalow situated in the coastal village of Penally.



Council Tax Band: D



The Property

Cedars is a delightful 3 bedroom link detached bungalow located in the coastal village of Penally which boasts a sandy beach at the western end of Tenby south beach. The accommodation comprises: entrance hallway, lounge, kitchen/breakfast room, dining room, bathroom and a double bedroom on the ground floor and to the first floor, two double bedrooms and a shower room. Externally there is a garden to the front and driveways to both sides of the property, one leading to a garage. There is a garden to the rear with a patio area and two steps down to a lawn edged with beautiful trees and shrubs. At the far end of the garden is a summer house/storage shed in need of repair. There is planning permission for a two storey extension to the rear of the property. The footings have been dug and filled with concrete. See planning application 03/1456/PA Pembrokeshire County Council for details. There may also be the possibility (subject to planning permission) to develop a second dwelling at the end of the garden developing the existing structures there.

Location

Penally is a coastal village and is located approximately 1.5 miles from the medieval town of Tenby with its pretty harbour and range of pubs, shops galleries and stunning beaches. Join the Pembrokeshire Coast Path to explore this beautiful coastline on foot. Head west to the coastal villages of Lydstep and Manorbier or East to Tenby, Saundersfoot, Wiseman's Bridge and Amroth, all with beautiful beaches.

Directions

From Haverfordwest take the A40 Narberth Road and continue for 6.9 miles. At Canaston Bridge roundabout, take the 3rd exit onto A4075 then at the next roundabout, take the 1st exit and stay on A4075 for approximately 7 miles. At the roundabout, take the 1st exit onto A477 for 0.8 miles. At the roundabout, take the 3rd exit onto B4318 for 4.2 miles, continue straight onto Clickett Lane for 0.3 miles. Turn right onto Marsh Road/A4139 for 0.2 miles. Slight right, then turn right onto Holloway Hill and the destination will be on the right hand side indicated by our For Sale board. For GPS purposes, the postcode for this property is SA70

7NT.

The property is approached via double gates and driveway to

Entrance Hallway

Enter via part glazed Upvc door with side panel to L shaped hallway. Wood Flooring. Radiator. Door to

Lounge

20'3 x 10'0 (max)
Two front facing windows. Wood Flooring. Radiator.

Kitchen/Breakfast Room

13'11 (max) x 14'1 (max)
Range of wall and base units with work surfaces over. Ceramic sink and drainer with mixer tap over. Integrated fridge and freezer. Electric cooker with extractor fan over. Part tiled walls. Tiled floor. Tongue and groove ceiling. Archway leading to breakfast area with side facing window and rear and side facing fixed windows. Washing machine. Radiator. Tiled floor. Fixed folding table. Door and step to side external.

Dining Room

14'0 x 9'10 (max)
Rear facing window. Radiator. Wood flooring. Dog-legged staircase leading to first floor

Bathroom

7'0 x 6'6 (max)
Side facing obscure glazed window. W/c. Pedestal wash hand basin. Bath with mixer tap and hand held shower. Electric shower over bath. Part tiled/mirror walls. Radiator. Tiled floor. Extractor fan. Door to storage cupboard.

Bedroom 1

11'5 x 9'11
Rear facing window. Radiator. Wood flooring.

First Floor

Three doors to storage cupboards. Limited headroom. Wood flooring. Door to

Bedroom 2

11'3 x 9'4
Rear facing window with panoramic views. Velux window. Wood flooring. Radiator. Two doors giving access to eaves. Limited headroom.

Bedroom 3

15'0 (max) x 9'4

Two velux window. Two doors to eaves. Cupboard housing Baxi boiler. Storage cupboard. Radiator. Wood flooring. Limited Headroom.

Shower Room

Sliding door. Velux window. Shower enclosure housing mains shower. w/c. Pedestal wash hand basin with mirror above. Electric shaving point. Radiator. Tiled walls, floor and ceiling. Limited headroom.

Externally

There is a garden mainly laid to lawn to the front and driveways to both sides of the property, one leading to a garage. There is a garden to the rear with a patio area with two steps down to a lawn, edged with beautiful trees and shrubs. At the far end of the garden is a summer house/storage shed in need of repair. There is planning permission for a two storey extension to the rear of the property. The footings have been dug and filled with concrete. See planning application 03/1456/PA Pembrokeshire County Council for details. There may also be the possibility (subject to planning permission) to develop a second dwelling at the end of the garden developing the existing structures there.

Tenure

We are advised that the property is freehold.

Services

Mains water and electricity. Private drainage. Gas central heating.

Viewings

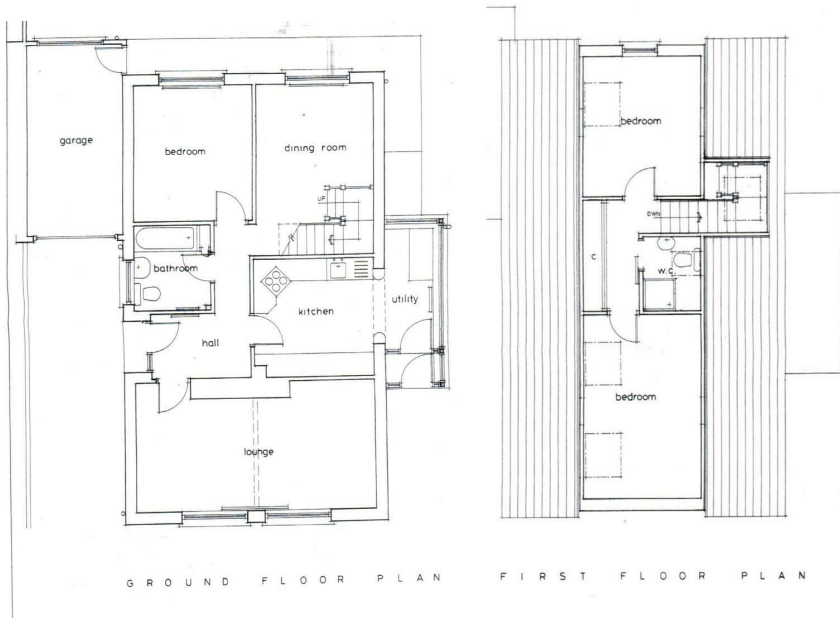
Strictly by appointment through Town, Coast and Country Estates please.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



General Information

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point in which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THE PROPERTY.