



West Winds, 6 Links Drive, Pennar, Pembroke Dock SA72 6SZ

Offers in the region of £215,000

**Detached Spacious Non Estate Bungalow
In Need Of Some Basic Refurbishment/Redecoration
Four Bedrooms, Kitchen Breakfast Room, Living Room
Enclosed Rear Garden & Front Garden, Ample Parking
Double Glazing, Gas Central Heating, No Forward Chain**

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

HS/WJ/78624/161020

DESCRIPTION

This spacious four bedroom detached bungalow is situated in a sought after residential area and provides family size accommodation. The property is in need of some refurbishment but perhaps ideally suited for families or retirement. The accommodation comprises kitchen breakfast room, 17ft living room, four bedrooms and shower room. Externally, there are front, side and rear gardens and driveway offering ample parking. This lovely home is within easy reach of shops, schools and amenities, also just a short drive from several stunning beaches, the national park and many tourist attractions. No forward chain attached to this sale.

ENTRANCE HALLWAY

Entered via external covered porchway to double glazed door with obscure glazed inset windows and obscure glazed side windows. Hallway with, Radiator, loft access, storage cupboard, doors to;

LIVING ROOM

17'6 x 15'2 (5.33m x 4.62m)
Double glazed window to front aspect with outlook to garden/driveway, radiator.

KITCHEN/BREAKFAST ROOM

18'4/12'5 x 13'9/10'4 (5.59m x 4.19m)
Fitted with a range of wall and base units with worktop over, stainless steel sink, ample space for white goods, freestanding electric cooker, localised tiling to walls, double glazed window to rear aspect with outlook to garden, double glazed patio doors granting access and outlook to rear garden, radiator, door through to;

UTILITY AREA

8'1 x 5'5 (2.46m x 1.65m)

Radiator, ample room for white goods, double glazed door with obscure glazed insert windows to side, door to;

SEPARATE WC

5'5 x 4'8 (1.65m x 1.42m)
Low level WC, obscure double glazed window to rear, wall mounted gas fired boiler.

BATHROOM

10'4 x 5'7 (3.15m x 1.70m)
Non-slip flooring, level access shower with electric shower and glass waist high enclosure, localised tiling to walls, low level WC, pedestal wash hand basin, obscure double glazed window to rear aspect, radiator, extractor fan.

BEDROOM 1

12'5 x 9'2 (3.78m x 2.79m)
Double glazed window to front aspect with outlook to the garden, radiator, double door wardrobe.

BEDROOM 2

12'3 x 9'1 (3.73m x 2.77m)
Double glazed window to front with outlook to the garden, radiator.

BEDROOM 3

11'8 x 9'2 (3.56m x 2.79m)
Double glazed window to rear aspect with outlook to garden, radiator, built-in wardrobe.

BEDROOM 4/STUDY

10'4 x 5'7 (3.15m x 1.70m)
Double glazed window to rear aspect with outlook to garden, radiator, built-in wardrobe.

EXTERNALLY

To the front of the property is a post and rail fenced enclosed garden area with gravelled frontage allowing for ample off road parking, numerous planted shrubs. Access to the rear garden with the garden laid mainly to lawn and numerous planted flower borders and shrubs.

SERVICES

We are advised that mains water, electricity, gas and drainage are connected to the fire. Gas fired central heating

system.

NOTE TO BUYERS

Links Drive is a private road.

VIEWING

By appointment with the selling Agents on 01646 685577 or e-mail pembroke@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter
@JohnFrancisPem or on
facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From our Pembroke Office, proceed along Main Street to the roundabout and take the third exit to the right down Well Hill and following along Common Road and back up passing the Castle on the left-hand side. Follow the A4139 to the top of Bush Hill and turn left at the traffic lights onto Pembroke Road continuing to the end. At the junction turn left onto Treowen Road and follow the road which becomes Military Road. Follow the road along towards the golf club and turn right at the mini roundabout into Links Drive where the property will be found on the right hand side as identified by our For Sale board.

Ground Floor

Approx. 117.5 sq. metres (1264.7 sq. feet)



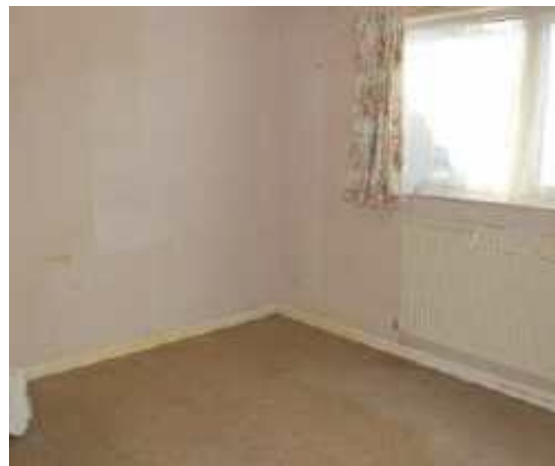
Total area: approx. 117.5 sq. metres (1264.7 sq. feet)

For illustration purposes only. Not to scale.
Plan produced using PlanUp.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**John.
Francis**