



47 Millfields Close, Pentlepoir, Nr Saundersfoot

PRICE REDUCED Offers In Region Of £289,950

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CHANDLER ROGERS  
ESTATE AGENTS



47 Millfields Close, Pentlepoir, Nr Saundersfoot







## THE PROPERTY

Chandler Rogers is proud to present this Three Bedroom One Bathroom Detached Bungalow located in a quiet cul-de-sac in the sought after Millfields Close Development in Pentlepoir. The property is beautifully presented throughout and has the benefit of mains gas central heating system, uPVC double glazing, and ample off-road parking for multiple vehicles. The accommodation briefly comprises Hallway, Lounge, Kitchen/ Breakfast Room, Conservatory/Dining Room, Bathroom and Three Double Bedrooms. There are low maintenance gardens to both front and rear, with neat lawns and a paved patio; the perfect spot for al fresco dining and relaxing. Pentlepoir has a local shop and filling station just a three minute walk away, and the bungalow is within a short drive to Kilgetty with its supermarket, primary school and rail links. Saundersfoot and Tenby are close by with superb beaches and harbour. Currently a highly successful holiday let, this property is also ideally suited for a full time residence or retirement home, viewing is highly recommended.



### Hallway

Enter through uPVC door with frosted panes and frosted sidelites into L shape Hallway. Doors to all rooms. Door to large closet and airing cupboard housing wall mounted gas boiler. Hatch to loft space. Laminate flooring.

### Kitchen

5.46m x 2.44m (17'11" x 8'0")





## Conservatory/Dining Room

2.72m x 2.44m (8'11" x 8'0")

Window to side. Sliding glazed doors to rear leading to patio and rear garden. Laminate flooring.

## Lounge

4.88m x 3.63m (16'0" x 11'11")

Two windows to front.

## Bedroom 1

3.66m x 2.44m (12'0" x 8'0")

Window to side.



## Bedroom 2

3.96m x 2.13m (13'0" x 7'0")

Window to rear.

## Bedroom 3

3.96m x 2.13m (13'0" x 7'0")

Window to rear.

## Bathroom

Frosted window to side. Fitted with matching suite comprising WC and wash hand basin in vanity unit, and bath with mixer shower over. Water resistant panelling to the walls. Laminate flooring. Heated towel rail. Extractor.



## Externally

The property is approached from the front over a tarmac driveway which provides off road parking for multiple cars and leads to the adjoining Car Port. There is a neat lawn at the front, from where a paved path leads through gated access at the side of the property to the tiered rear garden, which has further lawned areas with decorative planting, and a paved patio which is accessed from the Conservatory. An timber shed is also included in the sale.

## Property Information

We believe the property to be Freehold, with all mains services connected.

## Directions

From Tenby travel north on the A478 towards Kilgetty. Continue through Wooden into Pentlepoir until you reach The Old Pump Filling Station (on the right hand side). Turn immediate









Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		





Ground Floor  
For illustrative purposes only, not to scale.