



70 Millfields Close, Pentlepoir

PRICE REDUCED TO SELL £339,950

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CHANDLER ROGERS
ESTATE AGENTS

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THE PROPERTY

This beautifully presented detached house is situated in the popular residential location of Millfields Close in Pentlepoir. The spacious and well appointed accommodation has been lovingly renovated by the current owners and features chic contemporary design and decor throughout. Briefly comprising Hall, Lounge, Dining Room, Kitchen, Utility Room, Studio, Double Bedroom and Shower Room on the Ground Floor, and Three Double Bedrooms and a Family Bathroom on the First Floor. A block paved driveway at the front of the property provides off-road parking for two cars, At the side of the property is a good sized enclosed garden laid mainly to lawn with a paved patio accessed from the Lounge/ Dining Room. A paved courtyard to the other side is ideal for barbeques and al fresco dining, and offers a choice of seating areas which allow you to follow the sun as it moves overhead throughout the day. The village of Pentlepoir is within a short drive of the beautiful seaside fortified town of Tenby, the village of Saundersfoot, and Amroth and Wisemans Bridge beaches amongst others. Slightly further afield is the well known Pendine Sands and the Town of Camarthen with its shopping Precincts and Cinema, Main Line Railway Station and excellent links to the M4 and the East.



Hallway

Enter through composite door with frosted pane into L shape Hallway. Window to front. Staircase to First Floor. Quality timber laminate floor. Doors to all rooms.



Dining Room

0.25m x 3.35m (0'10" x 11'0")

Dual aspect with windows to the side and rear. Doorway to the Kitchen. Ample space for family sized dining suite. Quality timber laminate floor.

Kitchen/Breakfast Room

3.91m x 3.25m (12'10" x 10'8")

Double aspect with windows to side and rear. Fitted with a range of wall and base units with matching worktop extending to breakfast bar with space for two seats. Inset 1.5 composite sink and drainer with mixer tap over. Space and connection for dual fuel range cooker with extractor over and American style upright fridge freezer. Part tiled walls. Tiled floor. Door to Utility.

Utility Room

Stable door to side. Window to rear. Sliding door to Studio. Fitted with base units with oak work top. Inset porcelain butler sink with mixer tap



Studio

5.77m x 2.97m (18'11" x 9'9")

This versatile space is currently used as a treatment room but would equally suit as a Home Office or Craft Room. External uPVC door to front. Windows to side and front. Cupboard housing wall mounted Worcester gas combi boiler. Vinyl flooring.

Bedroom 4

3.94m x 3.45m (12'11" x 11'4")

Window to front. Quality timber laminate floor.

Shower Room

Fitted with matching contemporary suite comprising circular wash hand basin in vanity unit, W.C and electric shower in large walk in enclosure with screen. Part tiled walls. Tiled floor. Heated towel rail. Extractor.



First Floor Landing

Doors to all rooms and two large built in closets Loft hatch.

Bedroom 1

5.23m x 3.45m (17'2" x 11'4")

Large window to side enjoying beautiful views over the rolling countryside. Doors to built in wardrobes and storage cupboards.

Bedroom 2

Large Velux window to side. Doors to built in wardrobes and storage cupboards,





Bedroom 3

4.32m x 3.76m (14'2" x 12'4")

Velux window to front. Doors to built in wardrobes and storage cupboards with additional storage available in the eaves.

Bathroom

Velux to front. Fitted with matching contemporary suite comprising WC, wash hand basin in vanity unit, double ended bath, and waterfall mains shower in separate glazed enclosure. Heated towel rail. Part tiled walls. Vinyl flooring.

Externally

The property is approached from the front over a block paved driveway which provides off road parking for two cars. A paced path leads through gated access at both sides to the gardens. On the left side is an enclosed garden laid mostly to lawn with a paved patio accessed from the Lounge. A pathway leads to the opposite side

Property Information

We are advised the property is Freehold.

Mains gas, water, electric and drainage.

Council Tax Band E

Directions

From Tenby travel north towards Kilgetty for about three miles until you reach to the village of Pentlepoir. Continue through the village for a short distance and take the left turn at the mini-roundabout opposite The Old Pump filling station onto Templebar Road. Millfields Close is the second turning on the left. Follow the road into the close, Number 70 will be found at the bottom left hand side on the corner, as indicated by our For Sale board.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		



Ground Floor
For illustrative purposes only, not to scale.

First Floor
For illustrative purposes only, not to scale.

