



Little Mead, Ridgeway Road, Penally

Offers In Region Of £275,000

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## Little Mead, Ridgeway Road, Penally

Little Mead is a Semi-Detached Dormer Bungalow, situated in the sought after village of Penally. Enjoying lovely rural views to the rear and a peaceful countryside location, this property would make an ideal family or holiday home, with great potential to extend into the Garage to create additional accommodation. The property briefly comprises Lounge, Bedroom 3 (used by the current owner as a Dining Room), Kitchen, Sun Room, Utility Room and Bathroom on the Ground Floor and Two further large Double Bedrooms and a WC on the First Floor. To the front of the property is a drive which provides off road parking and leads to the integral Garage, with a small walled garden at the side. To the rear of the property is a sunny garden with a paved patio, a neat lawn and fenced boundaries which enjoys stunning rural views. Little Mead benefits from gas central heating and uPVC double glazing throughout, and the recent addition of an electric car charge point.







## THE PROPERTY

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## Hall

Enter through uPVC door with frosted glazed pane and frosted sidelite into Hall. Doors to various rooms. Stairs to First Floor. Laminate flooring.







### Bedroom 3

3.4m x 2.49m (11'2" x 8'2")

Currently used as a Dining Room. Large window to rear. Laminate flooring.

### Kitchen/Breakfast Room

3.43m x 2.67m (11'3" x 8'9")

Large window to rear. Glazed door to Sun Room. Fitted with a range of wall and base units with matching worktop. Inset stainless steel sink and drainer with mixer tap over. Integral four ring electric hob and oven with extractor over. Space and connection for under counter fridge freezer. Wall mounted Worcester gas combi boiler. Part tiled walls. Tiled floor. Ample space for dining set.

### Sun Room

3.1m x 2.29m (10'2" x 7'6")

uPVC French doors to rear leading to the Garden. Door to Utility. Tiled floor. Skylight with polycarbonate window. Ample space for family



### Utility Room

3.02m x 2.29m (9'11" x 7'6")

Glazed uPVC door to front. Window to side. Base units with worktop and inset stainless steel sink and drainer. Space and connection for washing machine and other white goods. Tiled floor.

### Bathroom

Frosted window to rear. Fitted with matching modern suite comprising bath with mixer shower attachment, WC and pedestal wash hand basin. Electric shower in separate glazed enclosure. Heated towel rail. Part tiled walls. Tiled floor. Extractor.

### First Floor Landing

Doors to all rooms. Loft hatch. Laminate flooring.



### Bedroom 1

4.9m x 4.88m (16'1" x 16'0")

Large window to front with lovely rural views towards Tenby. Laminate flooring.

### Bedroom 2

4.04m x 3.66m (13'3" x 12'0")

Window to side with beautiful countryside views. Laminate flooring.

### WC

Space saving sliding door. Fitted with matching suite comprising WC and compact wash hand basin in vanity. Velux to rear enjoying tranquil views over the garden and surrounding countryside. Vinyl flooring.





## Externally

The property is approached from the front over a tarmac driveway with a electric car charging point which provides off road parking for one car and leads to the integral garage; in addition to the driveway there is a further parking area located opposite the property with ample off road parking for another two cars. To the rear is an enclosed garden with a sunny patio and a neat lawn. The rear garden has a fenced boundary and enjoys stunning rural views.

## Garage

Up and over door to front. Power connected.

## Property Information

We are advised the property is Freehold, with all mains services connected.



## Directions

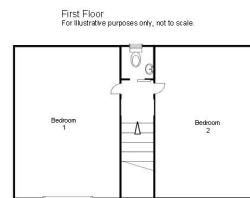
Leave Tenby on the Marsh Road and head towards Lydstep. Take the first right turn to Penally opposite the Filling Station then right again onto The Ridgeway. Proceed up the hill, take the first left, followed by a right turn. Little Mead will be found at the end of the cul-de-sac.







Ground Floor  
For illustrative purposes only, not to scale.



First Floor  
For illustrative purposes only, not to scale.

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

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