



Stone Bank, New Hedges, Pembrokeshire

Offers In Region Of £240,000

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## Stone Bank, New Hedges, Pembrokeshire

This detached two bedroom bungalow is situated in a residential no through road in the popular village of New Hedges. The accommodation which comprises Lounge, Kitchen/Diner, Two Double Bedrooms and Family Bathroom, benefits from gas central heating and uPVC double glazing throughout. To the front is a tarmac drive which provides ample off road parking and leads to a brick shed. A paved path to the rear the property gives access to the enclosed low maintenance garden which provides space for outside dining. The village amenities are close by and include mini-market/post office and public house. The property is also within a short drive of the popular coastal resorts of Tenby and Saundersfoot. An ideal first time buy or investment, viewing is essential.





## Kitchen/Dining Room

5.74m x 3.18m (18'10" x 10'5")

Enter through uPVC door with frosted glass pane. Window to side. Range of wall and base units with matching worktop. Inset ceramic 1.5 sink and drainer with mixer tap over. Integral electric hob with extractor fan over. Integral electric oven, dishwasher, fridge and freezer. Space and connection for washing machine. Ample room for family sized dining table and chairs. Part tiled walls. Ceramic floor tiles. Spotlights. Loft hatch. Glass pane door to inner hallway.

## Hallway

7.75m x 1.17m (25'5" x 3'10")

Doors to all rooms. Cupboard housing Worcester combi boiler. Laminate flooring. Down lights.





## Bedroom 1

4.09m x 3.48m (13'5" x 11'5")

Frosted glass window to front. Doorway to walk in wardrobe. Down lights.

## Wet Room

4.09m x 1.78m (13'5" x 5'10")

Matching suite comprising WC and wash hand basin in vanity unit with illuminated mirror above. Jacuzzi bathtub. Shower enclosure with mixer shower. Heated towel rail. Extractor fan. Part tiled walls. Ceramic floor tiles. Down lights.

## Bedroom 2

3.48m x 3.35m (11'5" x 11'0")

Window to front. Doorway to built in wardrobe. Down lights.

## Externally

To the rear of the property is a multi level low maintenance garden, with a decked patio and rear access. To the side of the property is a driveway leading to a brick store.

## Property Details

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


Council Tax Band E.

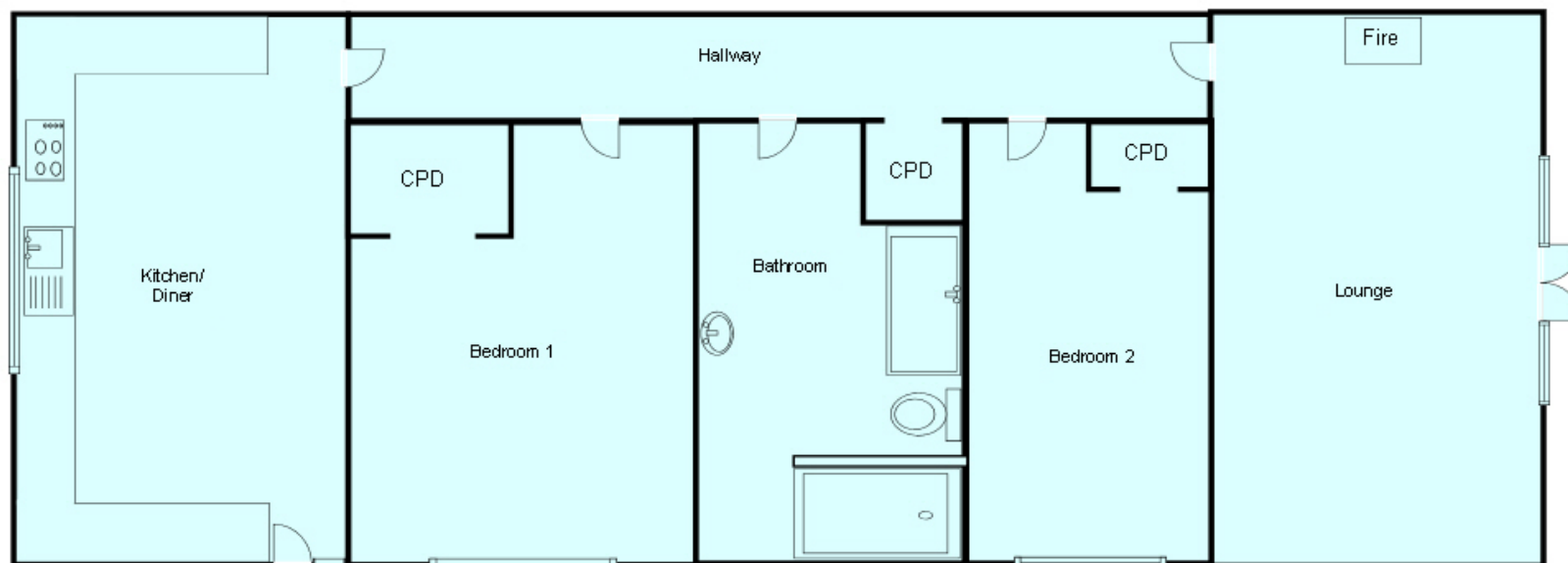
## Directions

The property is accessed via the car park in front of Rumbleway Garage, up the lane to the left hand side of the Hunters Moon. The property is the first on the right.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



For illustrative purposes only, not to scale.