



4 Lamack Vale, Tenby

Offers In Region Of £499,950

[www.chandlerrogers.co.uk](http://www.chandlerrogers.co.uk)





4 Lamack Vale, Tenby





## THE PROPERTY

This detached bungalow is located on a pleasant residential development within a mile of Tenby town centre, from where the beautiful beaches can be accessed, as well as lovely woodland walks. Schools of all levels are also close by, as well as local amenities. The accommodation comprises Entrance Porch, Family Bathroom, Hallway, Inner Hallway, a large open-plan Lounge Dining Room, a Kitchen/Breakfast Room, a Utility Room, Inner Hallway and Three Bedrooms - one of which is Ensuite. Externally to the front is the driveway which provides off road parking for 2 cars. There is also a single garage accessible from the driveway. To the rear the garden is a sunny haven with a spacious patio area and beautifully laid lawn with space for socialising and also a summer house and shed. The property benefits from uPVC double glazing and gas fired central heating, and features Solid Oak flooring and attractive tiles throughout. The loft space is fully boarded and can be accessed via a loft ladder.



### Porch

1.97m x 3.29m (6'5" x 10'9")

Enter the property through the frosted glazed door into a large porch area, with a door to the Family Bathroom and the Hallway. Decorative ceramic floor tiles.

### Family Bathroom

1.92m x 2.4m (6'3" x 7'10")

Solid wooden door to Family Bathroom.





## Hallway

Large hallway with doors to Lounge/Dining Room, Kitchen and large storage cupboard. Solid Oak wooden flooring with accent inset ceramic tiles.

## Lounge/Dining Room

8.61m x 4.21m (28'2" x 13'9")

Large open plan Lounge and Dining Room with Solid Oak flooring. French doors to the rear garden and a window to the rear. Large dual fuel log/coal burner. Ample space for family sized dining set and suite.

## Kitchen/Breakfast Room

4.36m x 2.8m (14'3" x 9'2")

L-shaped kitchen/breakfast room with windows to the side and to the front. Fitted with a range of matching wall and base units, with an integrated dishwasher and double oven, and space and connection for a large fridge freezer. An induction hob with extractor over, and a white



## Utility Room

With a glazed door to the side access to the property, and a window to the side. Stainless steel sink and drainer with mixer tap over. Space and connection for a washing machine and cupboard housing Worcester combi boiler. Tiled floor.

## Inner Hallway

Doors to large storage cupboard and the three bedrooms. Oak flooring with accent inset ceramic tiles.

## Master Bedroom

3.02m x 3.61m (9'10" x 11'10")

With a window to the front. Triple mirrored built-in wardrobe. Door to ensuite shower room.



## Ensuite Shower Room

2.18m x 2.25m (7'1" x 7'4")

Window to the side. Large mains connected waterfall shower with drying area. Glazed enclosure with water resistant panelling. Matching WC and pedestal wash hand basin. Tiled floor and partly tiled walls.

## Bedroom Two

3.08m x 3.27m (10'1" x 10'8")

With window to the front and a triple mirrored built-in wardrobe.

## Bedroom Three

3.47m x 3.06m (11'4" x 10'0")

Double bedroom with window to the side.







## Garage

A single garage accessed via the front driveway provides storage for a car or general storage. Other properties in the cul-de-sac have converted this into a fourth ensuite bedroom.

## Externally

To the front is a large tarmaced driveway with parking for 2 cars and a lawned area with several mature shrubs and bushes. There is rear access to the back of the property at both sides.

At the rear of the property is a paved area with steps leading to a beautiful well-kept lawn. A range of attractive shrubs, plants and flowers line the property boundary. A paved footpath leads to the top of the garden where there is a wooden shed and a summerhouse, with an outdoor dining area.

## Directions

From our offices proceed North on Upper Frog Street. Turn right onto White Lion Street, then

## Property Information

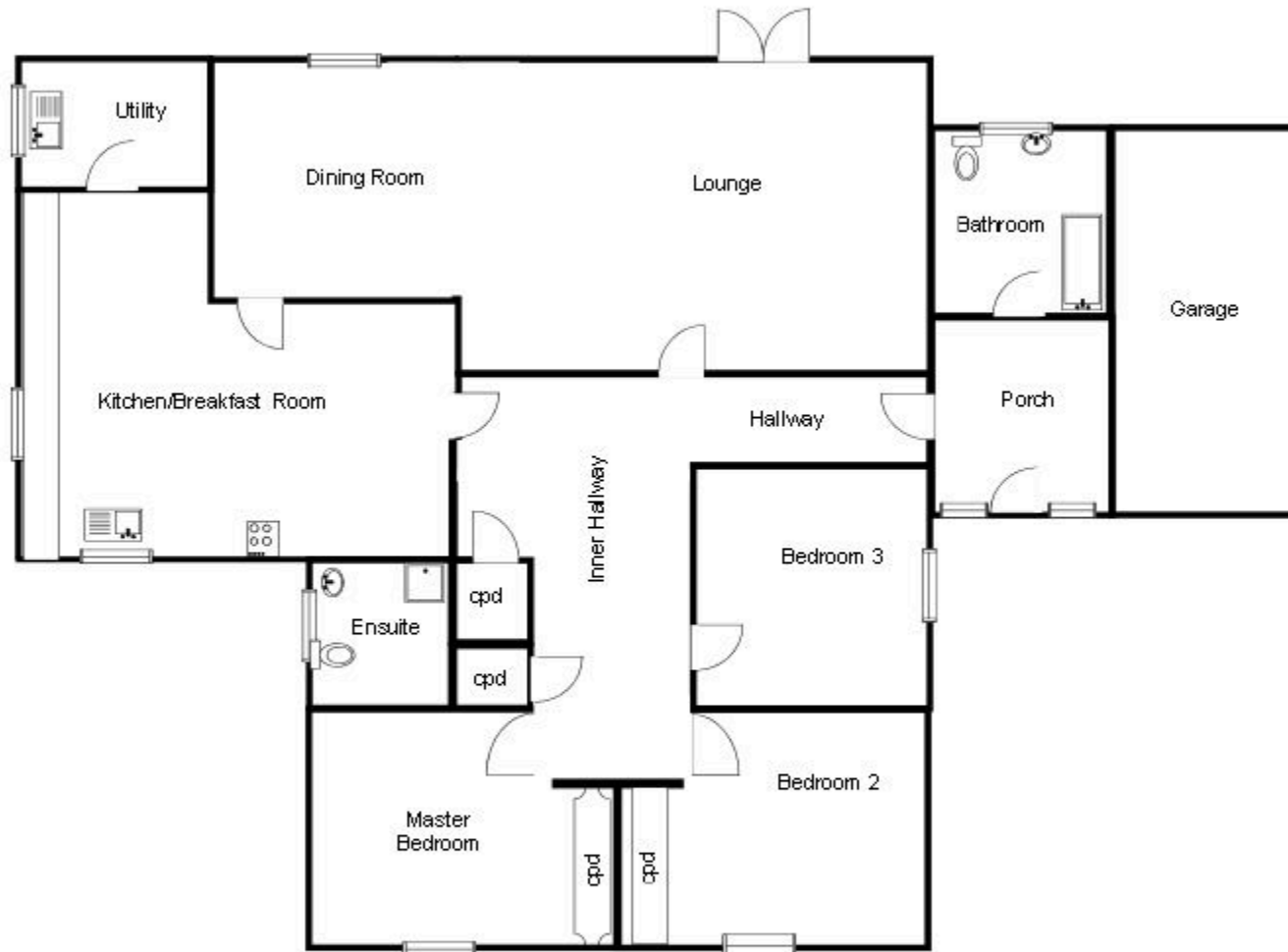
We believe the property to be freehold and all utilities mains connected. The property sits in Council Tax Band F and is double glazed throughout with gas central heating. The loft is fully boarded and accessible via a fitted loft ladder.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		





For illustrative purposes only, not to scale.