



6 Pentle Close, Pentlepoir

Offers In Region Of £379,500

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The Property

Situated in a cul-de-sac in the village of Pentlepoir, this beautiful detached bungalow offers well presented accommodation comprising Entrance Porch, Hall, Lounge/ Dining Area, Cloakroom, Kitchen, Utility, Inner Hall, Conservatory, Wet Room, Shower Room and Three Bedrooms. At the front is a drive providing off street parking and a garage. To the rear is a low maintenance paved garden. The amenities in Kilgetty such as supermarket, train station, shops, pharmacy, school, etc are within a short drive, as are the resorts of Saundersfoot and Tenby. The bungalow benefits from double glazing and oil central heating and would make an ideal retirement home or investment.

Entrance Porch

Enter via Double Glazed uPVC glass panelled door. Windows to front and side, parquet flooring, door leading to Entrance Hall.



Entrance Hall

Enter through uPVC door with frosted panel, attractive parquet flooring, Doors leading to Lounge/Dining Area & Cloakroom



Cloakroom

Frosted window to side. Newly installed matching contemporary suite comprising WC & wash hand basin in vanity unit, fully tiled walls and floors

Lounge/ Dining Area

Enter a bright and airy open plan lounge/dining room, with two windows to the front and one to the side, doors to inner hall and kitchen.

Lounge Area

5m x 3.61m (16'4" x 11'10")



Dining Area

5.08m x 3.73m (16'8" x 12'2")

Kitchen/Breakfast Room

3.63m x 3.66m (11'10" x 12'0")

Large Kitchen/Breakfast Room, window to the side, fitted with a range of wall and base units with matching worktop. Stainless steel 1.5 bowl sink with drainer. Built-in electric oven and grill with 4 ring ceramic hob and extractor hood over. Vinyl flooring. Window to rear. Space and connection for fridge freezer. Integral dishwasher. Part tiled walls. Inset lighting. Door to Utility.

Utility Room

3.51m x 3.58m (11'6" x 11'8")

Fitted units. Stainless steel sink with drainer. Floor mounted Grant oil fired boiler. Part tiled walls. Window to side. Frosted pane uPVC door to side. Space and plumbing for washing machine and space for tumble dryer.



Wet Room

Beautiful newly installed wet room, Fitted with matching contemporary suite comprising WC, wash hand basin in vanity unit waterfall mixer shower head & glass shower screen, fully tiled walls and floors with under floor heating. Heated towel rail.

Bedroom 1

3.66m x 3.33m (12'0" x 10'11")

Window to the rear. Sliding doors to the conservatory.

Bedroom 2

3.76m x 3.07m (12'4" x 10'0")

Window to rear. Fitted wardrobes and dressing table.





Bedroom 3

3.63m x 2.74m (11'10" x 8'11")

Window to side. Fitted Wardrobes.

Family Shower Room

Frosted window to side. Newly installed shower room, fitted with matching contemporary suite comprising WC, wash hand basin in vanity unit, electric shower in separate glass enclosure. Heated towel rail, fully tiled walls and floor.

Garage

Electric up and over door to the front, Window and pedestrian door to side. Electricity connected

Externally

The property is approached over a front driveway which provides off road parking and leads to the garage. The rear garden is brick paved with raised borders containing a variety of plants and shrubs. The garden sheds are included in the sale.

Property Information

We are advised the property is Freehold, with mains power, water and drainage connected.

Oil central Heating. New boiler installed in 2022.

Council tax Band F.

Directions

From Tenby travel north towards Kilgetty passing through the village of Wooden and into Pentlepoir. Continue through Pentlepoir to the second filling station, The Old Pump, on the right. Proceed for a short distance and the entrance to Pentle Drive and Pentle Close will be



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

