



**10 Green Park, Pentlepoir, SA69 9BL**

**Offers In The Region Of £279,950**

A spacious detached 3 double bedroom bungalow with good size level garden and brick paved driveway, situated conveniently on a residential cul-de-sac within the popular village of Pentlepoir, itself only 2 miles from the sandy beach resort of Saundersfoot. The property would benefit from modernising and improvement works but offers great potential to suit buyers of all ages, couples and families alike who don't mind doing some work.

### Situation

The property is pleasantly situated on a small residential cul-de-sac within the popular village of Pentlepoir, just 2 miles from the sandy beach and bustling seaside resort of Saundersfoot. Pentlepoir enjoys being on a good road system with easy driving routes to Kilgetty, Narberth, St Clears and the South Coastline. There are basic amenities to include petrol stations with shops and some local well known restaurants, all within walking distance.

### Accommodation

UPVC double glazed front door opens into:

### Entrance Porch

Laminate wood flooring, power & lighting, glazed door opens through to:

### Hallway

This leads along to the:

### Dining Room



Excellent space for a table and chairs, radiator, double glazed window to side, radiator, doors open to:

### Living Room



With double glazed external French doors and windows to rear garden, gas fireplace and surround, radiator, door to:

### Kitchen / Breakfast Room



Fitted with a range of wall and base storage units with worktops over, 4 ring gas hob, 1 and a half bowl sink unit, single electric oven, canopy extractor hood, part tiled walls, tiled flooring, space for table and chairs, radiator, external double glazed French doors and windows to rear garden. Door back to dining room and door to:

## Lobby



With a double glazed sky light window, external double glazed French doors to rear garden, radiator, wall mounted gas boiler, doors to garage and:

## Utility



Fitted with storage cupboards, single drainer sink, plumbing for washing machine, part tiled walls, internal window, double glazed window to rear, radiator. Doors open to:

## Shower Room



Comprising a shower cubical with electric shower unit, pedestal wash hand basin, W.C, heated towel rail radiator.

## Store Room



Double glazed window to rear, radiator,

### Bedroom 1



Double glazed window to rear, radiator, fitted wardrobes.

### Bedroom 2



Double glazed window to front, built in wardrobe, radiator.

### Bedroom 3



Double glazed window to front, radiator, built in wardrobe.

### Bathroom



Comprising a corner shower cubical, W.C, pedestal wash hand basin, tiled flooring, part tiled walls, radiator, frosted internal window, archway leads on to a corner jacuzzi bath.

### Integral Garage

Electric up and over door to front, power and lighting.

### Externally

To the front of the property is a brick paved driveway and parking area. Front garden area and side access leads to rear. The rear garden is of a good size and is enclosed, level and enjoys mature borders with shrubs, plants, small trees, patio seating areas and an artificial lawn.

### Directions

From Narberth, travel due south along the A478 passing through Templeton and down to the Kilgetty roundabout. Travel straight over into Pentlepoir and pass the Chinese restaurant on your right, go straight over the mini roundabout by the Gulf petrol station and before reaching the Murco petrol station turn left into Green Park where number 10 is found on the right hand side, identified by our JJMorrison for sale sign.

### Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.6mbps upload and 4mbps download and Superfast 18mbps upload and 70mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### Mobile Phone Coverage.

The Ofcom website states that the property has the

following indoor mobile coverage

EE Voice - Likely & Data - Likely

Three Voice - Likely & Data - Likely

O2 Voice - Likely & Data - Likely

Vodafone Voice - Likely & Data - Likely

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### **Utilities & Services.**

Heating Source: Gas Mains

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax: E

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///towers.roof.towel

### **Anti Money Laundering and Ability To Purchase**

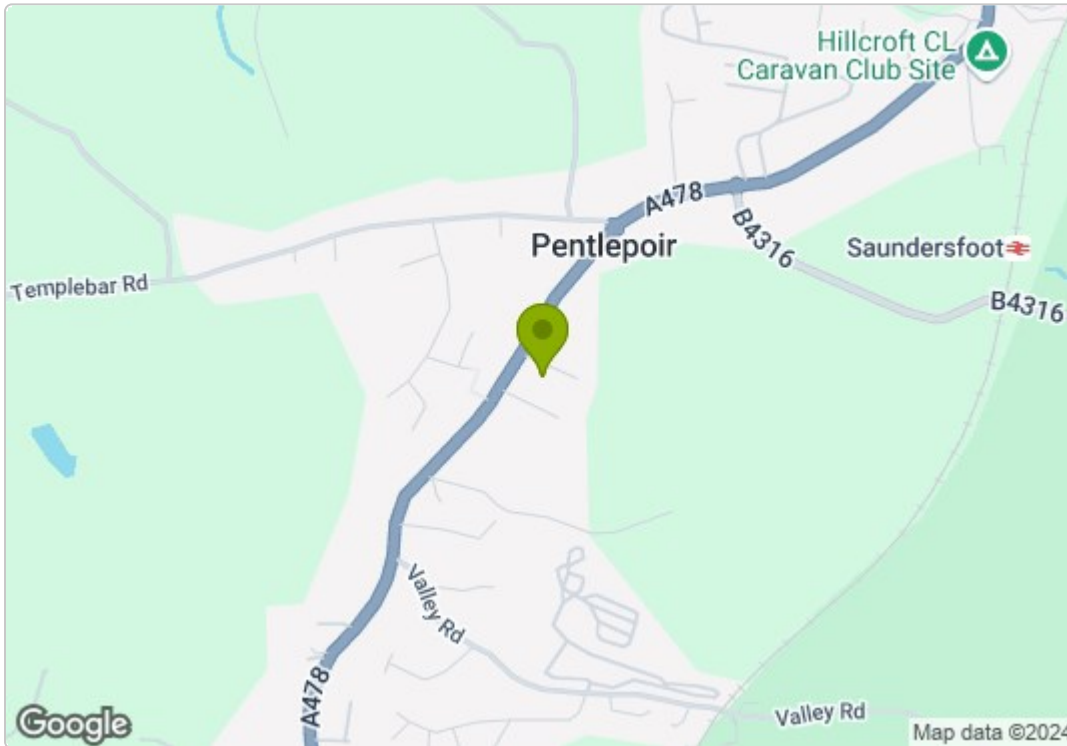
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

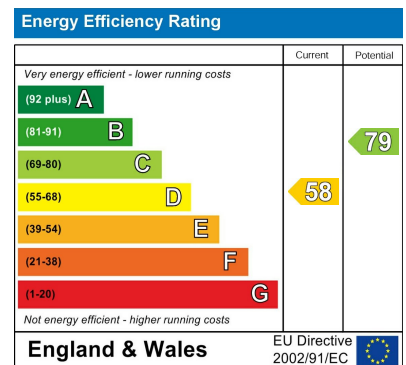
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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