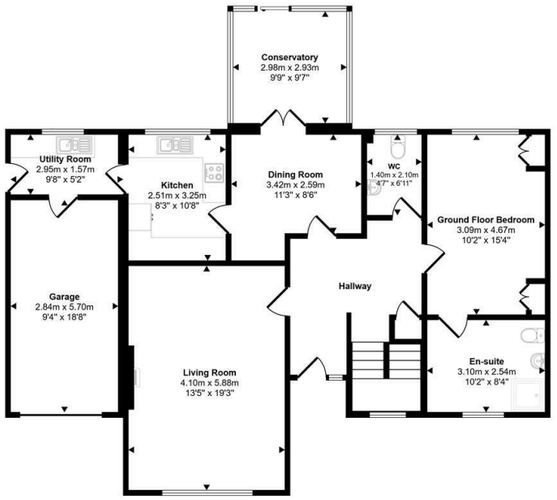
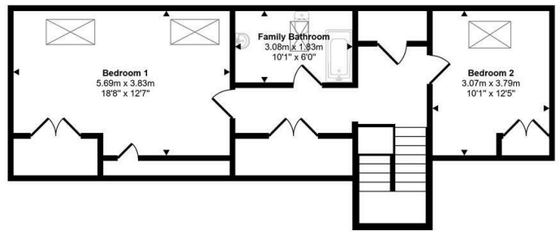
Approx Gross Internal Area
181 sq m / 1949 sq ft



Ground Floor
Approx 120 sq m / 1288 sq ft



First Floor
Approx 61 sq m / 660 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'E'
HEATING: Gas

ref: HC/CCL/121026/OK

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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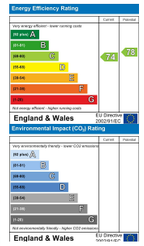

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Located in the sought after cul-de-sac of Hawthorn Close, in the heart of Pentlepoir, Saundersfoot, this detached bungalow really is a must see. With views to the rear over the surrounding countryside and beyond, you are also just a short drive to the coastal resorts of Saundersfoot and Tenby. Conveniently located close to public transport links and local amenities, the property would make a brilliant family home, holiday home or retirement property!

You enter the property into a hallway, which leads through into the living room with a fireplace. The dining room has patio doors opening into the conservatory which provides a sitting area over looking the garden. Off the kitchen is a utility room and the integral access into the garage, which provides additional storage or secure parking. The ground floor also has an en-suite bedroom. Further accommodation includes a family bathroom, the master bedroom and a further double bedroom. The property benefits from ample built in storage throughout, and is fitted gas central heating.

Externally, a mature well maintained landscaped garden is located to the rear and is home to variety of plants and shrubs. A patio area provides space for outside seating.

To the front of the property there is a driveway and garage providing parking for multiple cars. Further on road parking is also available.

The village of Pentlepoir is within a short drive of the beautiful seaside fortified town of Tenby, the village of Saundersfoot, and Amroth and Wisemans Bridge beaches amongst others.
Slightly further afield is the well known Pendine Sands and the Town of Camarthen with its shopping Precincts and Cinema, Main Line Railway Station and excellent links to the M4 and the East.



DIRECTIONS

From our Tenby office head towards Kilgetty. Pass through Wooden and when you enter the village of Pentlepoir you will pass a petrol station on your left. Take the next right turn into Hawthorn Close, where the property will be on the right hand side. What3Words:///vegans.much.motivator

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.