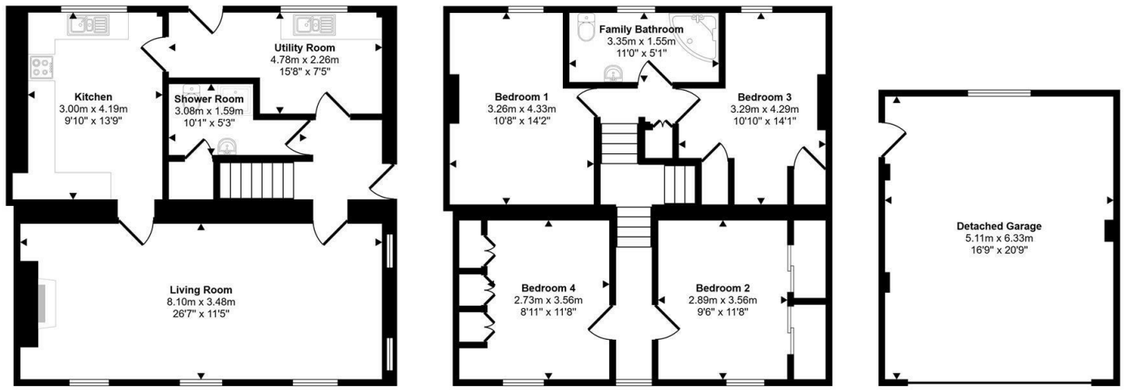
Approx Gross Internal Area
170 sq m / 1832 sq ft



Ground Floor
Approx 69 sq m / 740 sq ft

First Floor
Approx 69 sq m / 744 sq ft

Garage
Approx 32 sq m / 348 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: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Mains Drainage, Mains Gas
HEATING: Gas
TAX: Band D
What3words:///connector.motivates.steepest

We would respectfully ask you to call our office before you view this property internally or externally

EJL/CC/24/09/26/OK EJL

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

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,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

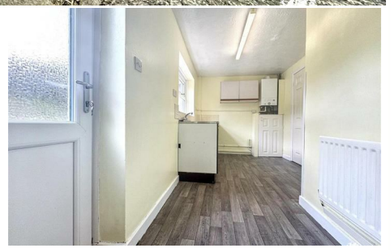
Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk
TELEPHONE: 01834 845584

01834 845584
www.westwalesproperties.co.uk



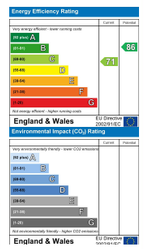






Mardeen Cottage Pentlepoir, Saundersfoot, Pembrokeshire, SA69 9BJ

- Semi-detached House
- Detached Double Garage
- Driveway Parking
- Double Glazed
- Four Bedrooms
- Courtyard Garden
- Gas Central Heating
- Close to Amenities
- EPC C



Offers In Excess Of £275,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk TELEPHONE: 01834 845584

The Agent that goes the Extra Mile



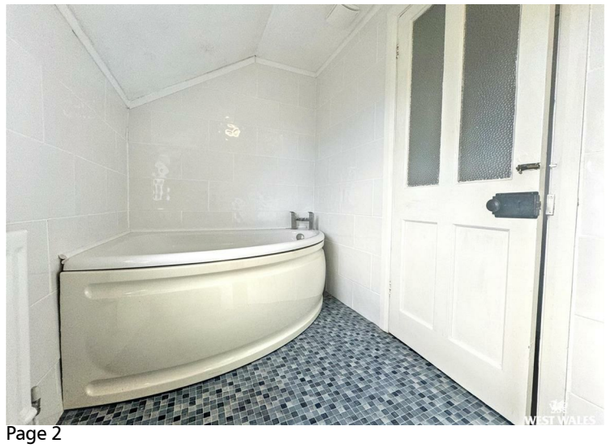


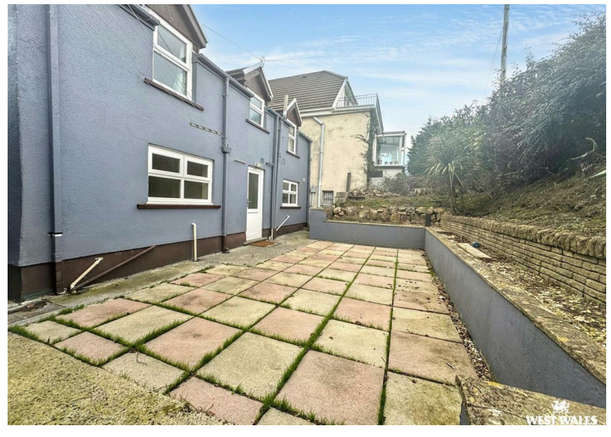
















Mardeen Cottage would make the ideal family home or an investment property. Just a short drive away from the town centre of Saundersfoot and the property also benefits from being situated on a public transport route.

The ground floor comprises of an entrance hall leading into the living room, which features a brick-surround fireplace and provides access through to the kitchen. The kitchen is fitted with a range of base and wall units, together with space for additional appliances. A useful utility room is situated adjacent to the kitchen and benefits from a sink and external door access to the garden. Completing the ground floor is a shower room fitted with a shower cubicle, WC and wash hand basin.

The first floor offers four bedrooms, three of which benefit from built-in storage, together with a family bathroom comprising a bath, WC and wash hand basin. The bathroom is finished with tiles floor to ceiling.

The property benefits from gas central heating and double glazing.

Externally, the property benefits from a front garden with a paved pathway and areas of lawn. To the side and rear is a paved courtyard, enclosed by surrounding walls, with sloping ground beyond.

A detached double garage is accessed via a separate driveway and provides a versatile space with a concrete floor and exposed ceiling beams. The garage offers room for a vehicle as well as additional storage and benefits from both lighting and power.

Pentlepoir is within easy reach of Saundersfoot, which lies approximately two miles to the south. Saundersfoot provides a range of shops, places to eat, public houses, a railway station and a harbour, as well as access to the beach and the Pembrokeshire Coast Path.
The town of Tenby is about five miles further along the coast and offers further facilities, including schools, a hospital, a range of high-street and independent businesses, and regular transport links.



DIRECTIONS

Leave Tenby heading north on the A478 (St Florence Road) towards Kilgetty / Saundersfoot. Continue straight on the A478 passing through St Florence. At the roundabout near Saundersfoot, take the first exit signposted Pentlepoir / East Williamston. Proceed along this road for approximately 1.5 miles into Pentlepoir. Mardeen Cottage will be found on your right-hand side — look for the property name sign and blue-painted exterior. Driveway and detached garage are clearly visible at the front.

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