NEW PRICE

John Francis

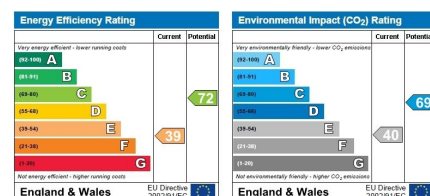# Neptune,
Pendine SA33 4NY

Offers in the region of £120,000

Enjoying Stunning Beach and Uninterrupted
Sea Views
Two Bedroom Semi Detached Property
Double Glazing, Storage Heating
Popular Seaside Resort
EER 39

Energy Efficiency Rating				Environmental Impact (CO₂) Rating		
		Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO₂ emissions		
(92-100) A				(92-100) A		
(81-91) B				(81-91) B		
(69-80) C			72	(69-80) C		69
(55-68) D				(55-68) D		
(39-54) E		39		(39-54) E	40	
(21-38) F				(21-38) F		
(1-20) G				(1-20) G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO₂ emissions		
England & Wales	EU Directive 2002/91/EC			England & Wales	EU Directive 2002/91/EC	

JS/WJ/27489/180913

DESCRIPTION
******** UNINTERRUPTED SEA VIEWS ***********
Viewing recommended of this semi detached property situated on the front, overlooking the beach and sea at the popular seaside resort of Pendine. The property, which would be ideal for a holiday home/let has living/dining room, kitchen and shower room to ground floor and on the lower ground floor there are two bedrooms and access to courtyard style garden to the rear. Pendine Sands is famously associated with Malcolm Campbell and J. G. Parry-Thomas who set the world land speed records Local shops provide day to day amenities with the County and market town of Carmarthen being approximately 17 miles. Easy access along the coast road via Amroth, Wisemans Bridge through to Saundersfoot and onto Tenby.

PORCH / SUN ROOM
Entered via double glazed door, double glazed triple aspect enjoying lovely beach and sea views, tiled floor, cloaks cupboard, shoe cupboard, storage, access to loft space, wall mounted electric heater, door to;

CLOAKROOM
Low level WC, wall mounted wash hand basin, localised wall tiles, tiled floor, storage heater.

LOUNGE / DINING ROOM
15' / 8'9 x 14'5 / 7'6 (4.57m /2.67m x 4.39m /2.29m)
Double glazed window to side, 2 night storage heaters, exposed timbers, stairs to lower floor, feature open arch, opening to;

KITCHEN
12'6 x 5'6 (3.81m x 1.68m)
Galley style kitchen with a range of base and drawer units with worktops over and matching wall units including plate rack and open shelf, eye level oven and grill with cupboards above and below, plumbing for washing machine, single drainer stainless steel sink unit with mixer tap, ceramic hob with extractor over, localised wall tiles, laminate flooring, downlighters, electric wall heater, double glazed French door out onto balcony, door to;

SHOWER ROOM
Shower cubicle, pedestal wash hand basin, airing cupboard with electric water heater, tiling to walls, wall mounted electric fan heater, electric towel rail, tiled floor, double glazed window.

LOWER GROUND FLOOR

HALLWAY
Storage space beneath staircase, night storage heater, panel door through to;

REAR LOBBY
Tiled floor, double glazed door to patio garden.

BEDROOM 1
15'5 x 13'8 (4.70m x 4.17m)
Double glazed window to side, wall mounted electric heater, range of wardrobes and dressing table unit.

BEDROOM 2
12'8 x 7'7 (3.86m x 2.31m)
Double glazed window, wall mounted electric heater.

EXTERNALLY
Low maintenance rear garden laid to patio. Ornamental steps. Storage recess. Door to side of property with steps up to gate at front of property. Vehicular right of way to rear of hotel leading to side of property.

SERVICES
We are advised that mains water, electricity and drainage are connected to the property. Electric heating.

VIEWING
By appointment with the selling Agents on 01267 233 111 or e-mail carmarthen@johnfrancis.co.uk

OUR OFFICE HOURS
Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

TENURE
We are advised that the property is Freehold

GENERAL NOTE
Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS
From Carmarthen proceed west on the A40 for approximately 10 miles taking the slip road off at St Clears signposted Laugharne. At the T junction turn right. Continue on this road travelling through Laugharne, Llanmiloe and into Pendine. Go past the carpark on the left and the convenience store and then turn immediately left after the hotel onto a private road (this is accessible to the public by foot) and the property can be found on the left identified by our For Sale board.