



- Detached 3 Bedroom Bungalow
- Off Road Parking
- 2.8 Miles from Saundersfoot
- Enclosed Mature Rear Garden

Offers In Region Of £279,000

EPC Rating 'D'





The Property

Located in the popular residential area of Pentlepoir, just 2.8 miles from Saundersfoot, you will be pleased to find this very well presented 3 bedroom detached bungalow. The bungalow has been very well maintained by the current owners with new Worcester central heating boiler fitted in February 2016. The master bedroom has a dressing area and en suite shower room and to the rear is a conservatory with double doors opening out to the garden. The current owners have spent many hours lovingly landscaping the rear garden now offering a delightful recreational area. This good sized and well presented bungalow really needs to be viewed to be appreciated.

Location

Pentlepoir is a small village located close to Kilgetty and Saundersfoot. Kilgetty has many amenities such as a supermarket, pharmacy, post office and education at primary school level, and Saundersfoot is just 2.8 miles away from the property and is popular for its sandy beach, restaurants and boutique shops.

Directions

From Haverfordwest take the A40 heading towards Canaston Bridge, taking the 3rd exit on the roundabout signposted Tenby/A4075. Take the 1st exit at the next roundabout passing Bluestone and then Oakwood on your right hand side. Take the next left junction, then turn right at the T junction in Templeton. Pass Folly Farm, then take the exits to Tenby/Saundersfoot at the next 2 roundabouts. Travel through Pentlepoir passing the petrol station on your left hand side. Take the second right hand turn into Hawthorn Close where number 7 is located on

the left hand side. For the purpose of GPS please use postcode SA69 9BZ

The property is approached via front drive leading to storm porch and main part glazed front door.

Entrance Hall Entered via part glazed front door with side panel. 'L' shaped entrance hall with door opening to all primary rooms.

Lounge 18'3 x 13'7 (5.56m x 4.14m)

Window to front. Feature fireplace with wood surround, hearth and electric fire.

Dining Room 12'4 x 9'2 (3.76m x 2.79m)

Door to kitchen. Double doors to

Conservatory 16'1 x 11'10 (4.9m x 3.61m)

Double fan light. Bamboo flooring. Double doors to rear garden.

Kitchen 19'5 (max) x 12'3 (5.92m (max) x 3.73m)

'L' shaped with two windows looking out to rear garden. Good arrangement of both wall and base high gloss kitchen storage units with contrasting work surface and splash back. Integrated dishwasher and fridge, double eye level cooker and 4 burner gas hob with extractor fan over. Space and plumbing for washing machine. Part glazed door to side and door to

Converted Garage 18'10 x 9'6 (5.74m x 2.9m)

Formerly the garage, now converted to create additional living accommodation. Window and door to front. Wall

mounted Worcester combination boiler. Currently used as a storage/utility room, this would make a very good sized sitting room/play room etc.

Bedroom 1 10'3 x 10'2 (3.12m x 3.1m)

Window to side. Walk through to

Dressing Room 7'10 x 6'6 (2.39m x 1.98m)

Window to side. Light tunnel. Range of fitted wardrobes. Door to

En Suite Shower Room 7'11 x 7'2 (2.41m x 2.18m)

Tiled walls and floor. Obscure glazed window to rear. Walk in shower enclosure with large rain forest shower head. Low level w/c and wash hand basin housed in vanity unit with storage. Chrome heated towel rail.

Bedroom 2 13'7 x 10'2 (4.14m x 3.1m)

Window to front. Laminate flooring .

Bedroom 3 7'1 x 6'11 (2.16m x 2.11m)

Window to rear. Laminate flooring. Fitted wardrobe.

Bathroom 10'7 x 5'11 (3.23m x 1.8m)

Modern bathroom with obscure glazed window to front. Tiled walls and floor. White bathroom suite comprising low level w/c, pedestal wash hand basin, bath with shower screen and wall mounted Mira Zest electric shower. Chrome heated towel rail.

Externally To the front of the property is a drive and lawned area. Gated side access to both sides of the bungalow leads to rear garden. The rear garden has been

landscaped by current owners and provides a private, secure area to relax. A raised decked area with storage shed, patio with additional storage, lawned garden and rockery showcase this very good outside space.

Tenure We are advised that the property is freehold.

Services Mains services are connected.

Viewings Strictly by appointment through Town Coast and Country Estates please.



Tenure

Freehold

Council Tax Band

E

Viewing Arrangements

Strictly by appointment

Contact Details

26 High Street

Haverfordwest

SA61 2DA

www.tcestates.com

enquiries@tcestates.com

01437 765522

General Information

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER TOWN, COAST & COUNTRY ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATEVER IN RELATION TO THIS PROPERTY.