



8 Lamack Vale

Birt and Company are happy to offer for sale this Three Bedroom Detached Bungalow situated on a quiet residential development on the outskirts of Tenby. The property benefits from UPVC double glazing and gas central heating, large lounge/diner, snug and sunny terraced rear garden including a summer house. Lamack Vale is within walking distance of the town centre and both the north and south beaches. Because the schools are also within close proximity, this property would make an ideal family home. EPC Rating - TBA.

Price £325,000

Tenure Freehold



LOUNGE/DINER



TOP GARDEN LEVEL



DIRECTIONS

From our office head up through Tudor Square to the High Street, drive straight over the mini roundabout and take the next left into St John's Hill. At the end of this road turn right into Broadwell Hayes. Continue up the hill to the top and turn left into Lamack Vale. Number 8 is located a short distance along on the right hand side.

The property is entered via a wood effect UPVC stained glass front door which opens into the large entrance hall.

ACCOMMODATION COMPRISES

Lounge/Diner. Kitchen. Snug. Cloakroom. Family Bathroom. Three Bedrooms, Master En-Suite.

HALLWAY

Hallway has ceiling light point, central heating radiator, storage cupboard and tiled floor.

FAMILY BATHROOM

8'1 X 6'1 (2.46M X 1.85M)

Bathroom has underfloor heating, uPVC double glazed obscure glass window to the rear, ceiling light point, central heating radiator, bath with shower over, pedestal wash hand basin and low level WC. Extractor fan, tiled walls and floor.



LOUNGE/DINER

28'9 X 13'10 (8.76M X 4.22M)

Large lounge/diner has two ceiling light points, several wall light fittings, two central heating radiators, gas flame effect fire and patio doors opening onto the patio area. A feature arch separates the dining area which has uPVC double glazed window overlooking the rear garden and patio doors opening to the kitchen.



REVERSE VIEW



KITCHEN

16'2 MAX X 19'7 MAX (4.93M MAX X 5.97M MAX)

'L' shaped galley kitchen (16 '2 x 6'7 and 19"7 x 4'11) has UPVC double glazed window to the front, UPVC double glazed window to the side and uPVC double glazed, half glazed stable door opening to the rear garden. Kitchen comprises a number of wall and floor mounted units and worktop, round stainless steel sink with matching shallow drainer sink, space and plumbing for washing machine and dishwasher, space and connection for tumble dryer, under cupboard fridge, tall freezer, eye level oven and tiled floor.



KITCHEN



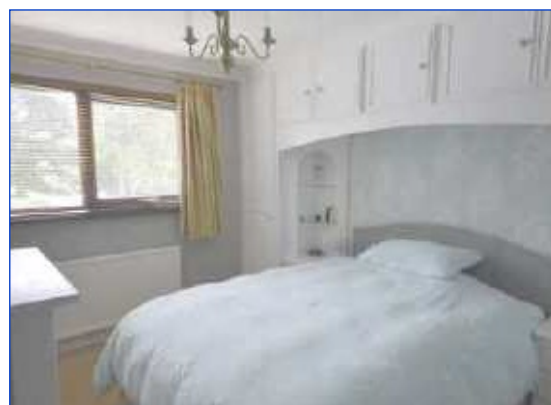
HALLYWAY TO BEDROOMS

Hallway has loft access hatch with pull down ladder to fully boarded loft, ceiling light point and storage cupboard.

BEDROOM ONE

12'1 X 9'10 (3.68M X 3.00M)

Bedroom one has UPVC double glazed window to the front, ceiling light point, central heating radiator, built in wardrobes and matching cupboards over the bed.



EN-SUITE SHOWER ROOM

6'10 X 6'9 (2.08M X 2.06M)

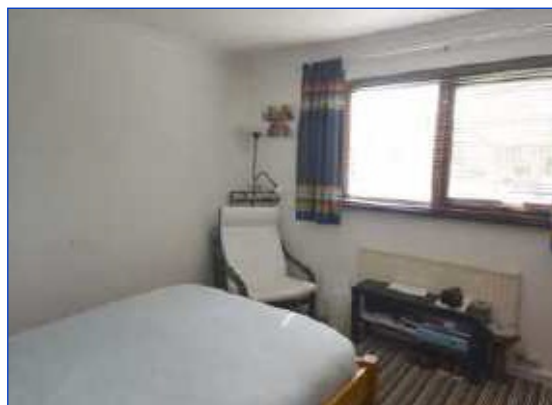
En-suite has underfloor heating, uPVC double glazed obscure glass window to the side, shower cubicle with mains shower, pedestal wash hand basin, low level WC, heated towel rail and fully tiled walls and floor.



BEDROOM TWO

11'10 X 10'8 (3.61M X 3.25M)

Bedroom two has uPVC double glazed window to the front of the property, ceiling light point and central heating radiator.



BEDROOM THREE/OFFICE

9'11 X 9'11 (3.02M X 3.02M)

Bedroom three/office has uPVC double glazed window to the side, ceiling light point and central heating radiator.



GARAGE/SNUG

17'0 X 9'11 (5.18M X 3.02M)

Garage space has been converted into a cosy snug but could easily be converted back, as the up and over garage doors are still in place, having been boarded over on the inside. Snug has uPVC double glazed obscure glass window to the side, ceiling light point, UPVC stable door to the rear garden and door to the cloak room.



REVERSE VIEW



CLOAK ROOM

4'0 X 3'9 (1.22M X 1.14M)

Cloak Room has low level WC and pedestal wash hand basin.

OUTSIDE

Outside to the front is a paved driveway with off road parking for three/four cars, and a lawned area. Pedestrian gate allows access to the private, low maintenance rear garden which has mature plants and is a real sun trap. This area is on two levels, both of which are paved, with plenty of space for table and chairs and hot tub. On the top level there is a summer house 11'5 x 7'5.



TOP GARDEN LEVEL



LOWER GARDEN LEVEL



COUNCIL TAX BAND

The Council Tax Band for this property is - Band

FLOOR PLAN

Not To Scale - For Illustration Purpose only



LAMACK VALE, TENBY
TOTAL APPROX. FLOOR AREA 1342 SQ.FT. (124.7 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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