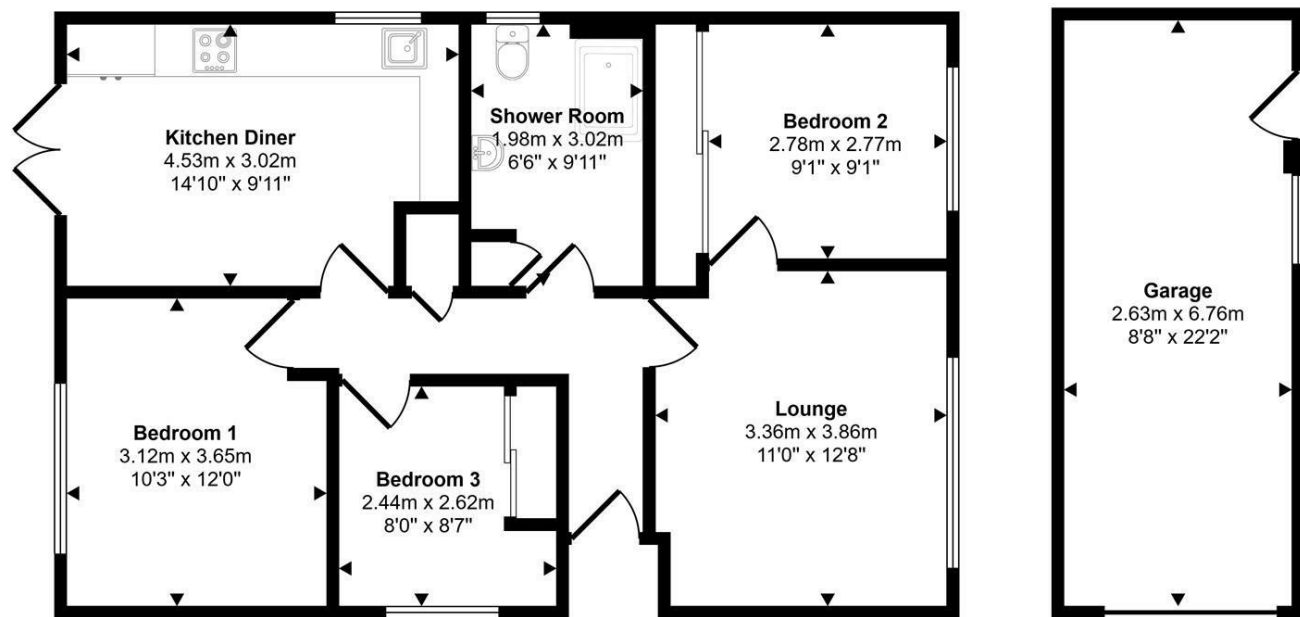


Approx Gross Internal Area
86 sq m / 925 sq ft



Floorplan
Approx 68 sq m / 734 sq ft

Garage
Approx 18 sq m / 191 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 Drainage, Mains Electric, Mains Water, Mains Gas

HEATING: gas

TAX: Band E

ADD/ESL/11/24/DRAFT

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

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71

4JS

EMAIL: pembroke@westwalesproperties.co.uk

TELEPHONE: 01646 680006

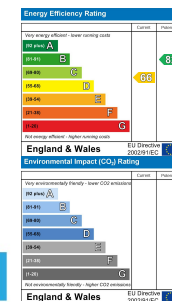


16 St. Nicholas Crescent, Penally, Tenby, Pembrokeshire, SA70 7PF

- Detached Bungalow
- Off Road Parking
- Garden To Rear
- Double Glazing And Gas Central Heating
- Modern Kitchen And Bathroom
- Three Bedrooms
- Garage
- Immaculately Presented
- Village Location
- EPC Rating: D

Price £375,000

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The Agent that goes the Extra Mile





An opportunity to purchase an immaculately presented detached bungalow located in the popular residential cul-de-sac of St. Nicholas Crescent in Penally. The property has been modernised by the current vendors, boasting contemporary style and a fresh neutral decoration throughout, and is thoughtfully configured to allow the kitchen to open out onto the garden at the rear. The layout of the property briefly comprises of an entrance hall, lounge, kitchen/diner with integral appliances including washing machine, three bedrooms and a family bathroom. The property benefits from UPVC double glazing and gas central heating.

Externally, a driveway to the front provides off road parking for two/three cars, and access to the single garage which offers either further parking or handy work/storage space. To the rear is a beautifully tended lawned garden with pedestrian rear access, decorative borders and a composite decked seating area to enjoy alfresco dining on summer evenings.

This is a charming and sophisticated bungalow which has been beautifully updated. A must see!

Penally lies just over a mile from Tenby in the county of Pembrokeshire, South West Wales. The charming village has easy access to the sea, making it a popular spot with visitors, and there are spectacular views from the village towards Caldey Island, Giltar Point and Tenby. In the heart of the village you will find Penally Abbey a luxurious Hotel and Restaurant that boasts historic charm and an experience of elegance.

Tenby is a harbour town and seaside resort known as "Little England beyond Wales", which offers a unique blend of coastal and historic charm with a bustling atmosphere relished by tourists and locals alike. From restaurants and ice cream parlours, to boat trips and adventure parks, Tenby has something to offer for those of all ages.



DIRECTIONS

Leaving the Tenby Office take the road out of town onto Marsh Road and follow the road along passing Greenhill School and Tenby Leisure Centre on your right. Head out of the 30mph speed limit and take the right hand turning towards Penally opposite the entrance to Kiln Park Caravan Site and the petrol station. Turn left after The Paddock pub and then take the first right onto St Nicholas Crescent, where number 16 will be found on the right-hand side. What3words: elections.missions.presented

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