

Floorplan

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: We are advised Leasehold  
LENGTH OF LEASE: 999 years from 2013.  
ANNUAL GROUND RENT: £100  
GROUND RENT REVIEW PERIOD: every 10 years  
ANNUAL SERVICE CHARGE AMOUNT: £ 1972.04 [year]  
SERVICE CHARGE REVIEW PERIOD: [year / month]  
Property has a maximum 28 day occupancy restriction, holiday let only, animals permitted on consent from the freeholder.

SERVICES: We have not checked or tested any of the services or appliances at the property.  
COUNCIL TAX: Band 'C'

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.

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

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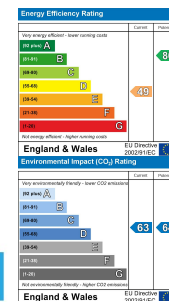


## Sweet William Cottage Redberth Gardens, Redberth, Tenby, Pembrokeshire, SA70 7AJ

- Holiday Cottage
- Three Double Bedrooms
- Communal Gardens
- Close To Tenby And Saundersfoot
- Village Location
- Leasehold Property
- Off Road Parking
- En-Suite Shower Room
- Well Presented
- EPC Rating: E

**Offers In Excess Of £160,000**

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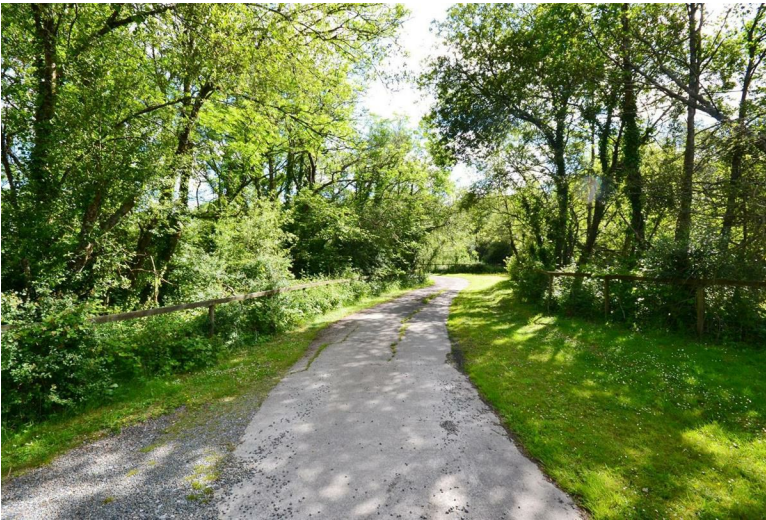


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**The Agent that goes the Extra Mile**







Sweet William Cottage is a well presented holiday home located in an attractive holiday development within a short drive of the popular seaside resorts of Tenby and Saundersfoot. The layout of the property briefly comprises entrance porch, an open plan living/kitchen/dining area fitted with a range of modern units, three double bedrooms, one with an en-suite shower room, and a separate family shower room. The property boasts a neutral decor and benefits from UPVC double glazing and electric heating. Externally the property sits within communal gardens with a designated parking bay just a few meters away from the front door. The property is a leasehold benefitting from a 999 year lease from 2013 and can only be used as a holiday let or second home.

Sweet William Cottage is situated just outside the village of Redberth, with easy access to the A477. Just a ten-minute drive from the popular seaside resort of Tenby, with many shops, restaurants, amenities, and its famous championship golf course. The beautiful coast and countryside of the Pembrokeshire Coast National Park provide further leisure and tourism opportunities, with many more sandy beaches within easy driving distance. Slightly further afield is the well known Pendine Sands and the Town of Carmarthen with its shopping precincts and Cinema, Main Line Railway Station and excellent links to the M4 and the East.



**Entrance Porch**

3'6" x 6'5" (1.08m x 1.98m)

**Shower Room**

6'0" x 9'3" (1.83m x 2.83m)

**Living/Kitchen Area**

21'7" x 21'4" max (6.59m x 6.51m max)

**Store Room**

3'10" x 5'10" (1.17m x 1.78m)

**Bedroom One**

8'9" x 8'8" (2.68m x 2.66m)

**En-Suite Shower Room**

6'0" x 5'2" (1.85m x 1.58m )

**Bedroom Two**

8'9" x 8'8" (2.68m x 2.66m )

**Bedroom Three**

7'6" x 9'4" (2.31m x 2.86m )



**DIRECTIONS**

From Tenby, take the A478 towards Kilgetty as far as Kilgetty roundabout and take the first exit onto the A477 in the direction of Pembroke Dock. Go through the traffic lights at Broadmoor and continue along the road until you see the turning for East Williamston on your left-hand side. Turn left here and then turn immediately right into Redberth Gardens. Follow the lane along and you will reach Sweet William Cottage. WHAT 3 WORDS - gagging / pods / dragon

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.