



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

ref: IRK / LLT / 10 / 22/takeonok  
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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

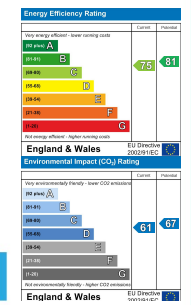


**15 Hawthorn Close, Pentlepoir, Saundersfoot, Pembrokeshire, SA69 9BZ**

- Detached Bungalow
- Four Double Bedrooms
- Garage & Driveway Parking
- Wrap Around Garden
- Ideal Family Home
- Two Reception Rooms
- Sun Room
- Country Views
- Cul-de-Sac Location
- EPC Rating C

Offers In Excess Of £360,000

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**The Agent that goes the Extra Mile**





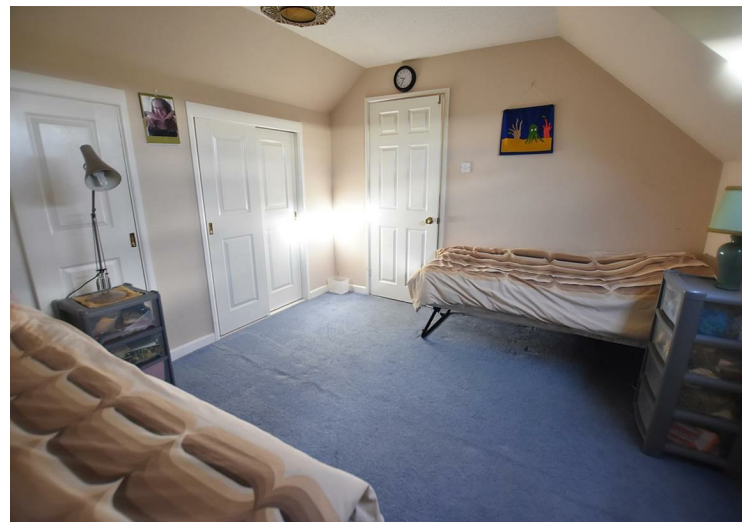
This detached dormer bungalow is situated in the popular area of Pentlepoir, sitting on the edge of Saundersfoot Village boasting a variety of shops, beaches and restaurants. The accommodation comprises; entrance hall, living room with double doors leading into the dining room, kitchen fitted with a range of units, utility room with internal access to the garage which provides parking for one small car. The first floor boasts two double bedrooms, one currently used as an office/craft room, bathroom and conservatory with access to the rear garden. The first floor provides two double bedrooms, one with an en-suite shower and a further bathroom. The property benefits from beautiful country views and would make an ideal family home.

Externally, to the front of the property there is driveway parking for multiple vehicles, leading up to the attached garage. There is a lawned area to the front with a selection of fruit trees, with side access leading to the garden. The rear, low maintenance garden wraps around the property and is mainly paved, with a variety of raised beds and borders and a shed. Viewing is highly recommended to appreciate the size and location of this property.



The village of Pentlepoir is within a short drive of the beautiful seaside fortified town of Tenby, the village of Saundersfoot, and Amroth and Wisemans Bridge beaches amongst others.

Slightly further afield is the well known Pendine Sands and the Town of Camarthen with its shopping Precincts and Cinema, Main Line Railway Station and excellent links to the M4 and the East.



**DIRECTIONS**

From our Tenby office head towards Kilgetty. When you enter the village of Pentlepoir you will pass a petrol station on your left. take the next right turn into Hawthorn Close. No. 15 is the last property on the left.

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