

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 with a share of freehold
SERVICES: We have not checked or tested any of the services or appliances at the property. We are advised that the property has shared private drainage.
TAX: Band B

We would respectfully ask you to call our office before you view this property internally or externally

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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

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk

TELEPHONE: 01834 845584

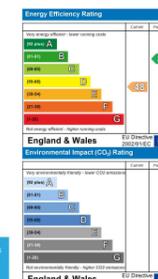


34 Llanteg Park, Llanteg, Pembrokeshire, SA67 8PZ

- NO CHAIN
- BALCONY & GARDEN
- LEASEHOLD WITH SHARE OF FREEHOLD - 948 Years Remaining
- OPEN PLAN LIVING AREA
- CLOSE TO TENBY & SAUNDERSFOOT
- MID TERRACE HOUSE
- ALLOCATED PARKING SPACE
- POPULAR LOCATION
- THREE BEDROOMS
- EPC RATING E

Offers In The Region Of £135,000

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The Agent that goes the Extra Mile





This attractive property is located in the popular area of Llanteg Park, just a short drive away from the seaside resorts of Tenby and Saundersfoot. The park is used for both residential purposes, second homes, and as investments offering a generous income as a holiday let. The layout of the property is split level, over 3 floors and briefly comprises: Hallway, bathroom and bedroom on the first floor. Steps lead up to the second floor with a double bedroom with fabulous storage in the eaves, a shower room, and a further double bedroom with an en-suite bathroom. At the end of the hallway, there is a door onto the balcony, a great space to enjoy the Pembrokeshire sunshine. Stairs go down to the ground floor and a fabulous open plan living area with kitchen and WC. There are 2 utility cupboards to the side of the kitchen, with plumbing for a washing machine and tumble dryer, and has ample storage space for everyday needs. There is a door from the lounge area down to the enclosed garden which is mainly paved and has a selection of shrubs as well as a deck area beside the house.



Externally the property offers a garden to the rear and an off-road parking space to the side of the terrace. The property benefits from UPVC double glazing, electric heating, and no onward chain. On the park there are two communal seating areas at the top and bottom of the park which can be used to enjoy the outside location. Viewing is highly recommended in order to fully appreciate!

Llanteg is situated just outside the National Park, but within walking distance of the stunning Pembrokeshire coastline near Amroth, and only a short drive to the seaside resorts of Tenby and Saundersfoot with their sandy beaches and picturesque harbours.



DIRECTIONS

From Saundersfoot or Tenby, head towards St Clears/ Carmarthen, about 5 miles out of Kilgetty you will come upon Llanteg. Turn right just before the petrol station on your right and proceed down the road, just before you enter a 30 MPH sign turn left and go down this road which will lead you directly to Llanteg Park. Entering the park, continue to the right and no 34 is on the right-hand side denoted by the property number signs. WHAT 3 WORDS - innovative Laware / thickened. See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.