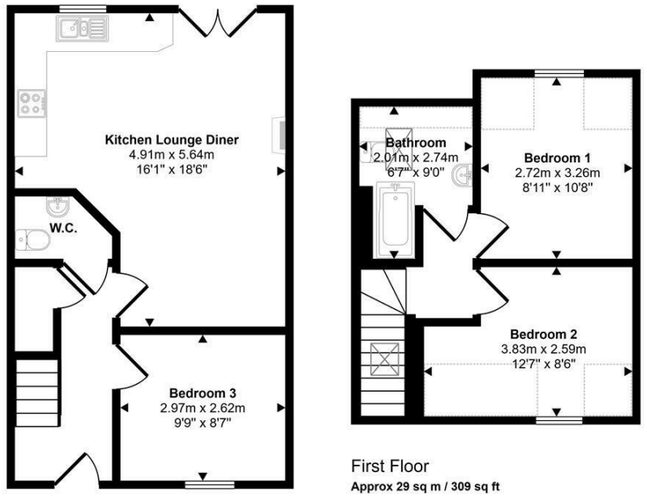
Approx Gross Internal Area
70 sq m / 750 sq ft



Ground Floor
Approx 41 sq m / 441 sq ft

First Floor
Approx 29 sq m / 309 sq ft

Denotes head height below 1.5m

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: 125 Years With 116 Remaining
ANNUAL GROUND RENT: £350
GROUND RENT REVIEW PERIOD: [year]
ANNUAL SERVICE CHARGE AMOUNT: Please contact agent
SERVICE CHARGE REVIEW PERIOD: [year]

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

ref: ADD/ LLE/ FEB / 26
TAKEONOK/LLE/24/02/26

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

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk
TELEPHONE: 01834 845584

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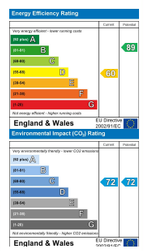
www.westwalesproperties.co.uk

5 Joyful Cottage Redberth Gardens, Redberth, Tenby, Pembrokeshire, SA70 8F

- Holiday Cottage
- Three Double Bedrooms
- Leasehold Property (125 Years With 116 Remaining)
- Village Location
- Decking Area To The Rear
- Exempt From Second Home Council Tax
- Open Plan Living/Kitchen/Diner
- Off Road Parking
- Communal Gardens
- EPC Rating: D



£135,000

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

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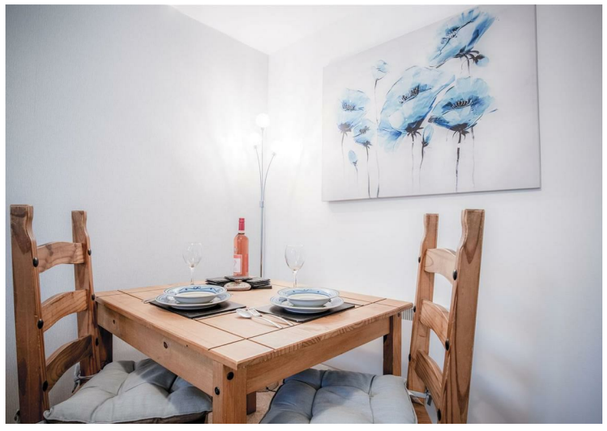
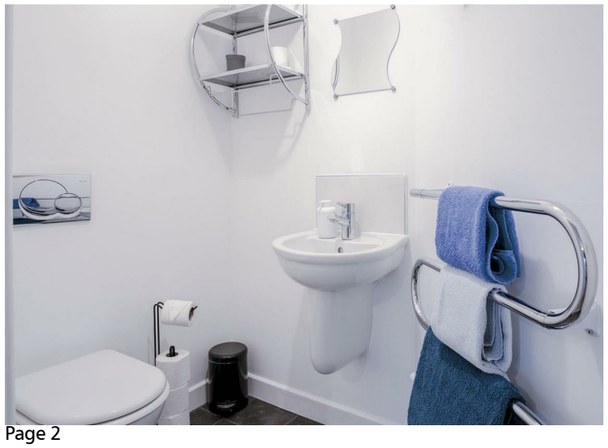
The Agent that goes the Extra Mile





Joyful Cottage is a well presented holiday home, situated within the attractive holiday development of Redberth Gardens, Tenby. Currently a well established holiday let, the property offers a great source of additional income. Located within a short drive of the popular seaside resorts of Tenby and Saundersfoot, the property would make a brilliant investment. Viewing is highly recommended!

Thoughtfully designed with modern living in mind, the ground floor accommodation comprises; entrance hall with downtairs w/c and understairs storage, one double bedroom and an open plan living/kitchen/dining room. Boasting a stylish modern and neutral decor throughout, this impressive open plan space is ideal for relaxing with family and friends. The first floor provides; a family bathroom, and two further double bedrooms. The property benefits from UPVC double glazing and has electric heating.

Externally, there is a low maintenance decking area to the rear, which you can access through the living room patio doors. Offering a great space for outside seating and BBQ's in the summmer months, an additonal courtyard area is located to the front of the property. There is also a designated parking bay just a few meters away from the front door.

Joyful Cottage is located just outside of the village of Redberth, with easy access to the A477 trunk road. 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.

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 Joyful Cottage.
What/Three/Words:///grudges.strict.croutons

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