

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 Freehold

**SERVICES:** We have not checked or tested any of the services or appliances at the property.

**COUNCIL TAX:** Band 'D'

**HEATING:** Gas

ref: ADD /LLE /JUNE / 25/Ok EJJ

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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.

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**

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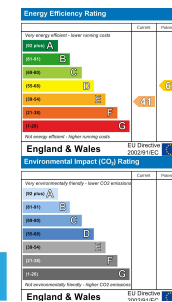


### 3 Gainer Way, Jameston, Pembrokeshire, SA70 8QQ

- Detached Bungalow
- Brilliant Investment Opportunity
- Mature Garden
- Detached Garage
- UPVC Double Glazing
- Three Bedrooms
- Village Location
- Driveway Parking
- Gas Central Heating
- EPC Rating: E

**Offers Over £240,000**

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***The Agent that goes the Extra Mile***







Situated on the residential street of Gainer Way; this lovely detached three bedroom bungalow offers a great investment opportunity, or ideal for those looking to put their own stamp on a property. In need of modernisation, the property would make a great family home, holiday home or even an ideal retirement property. Located in the heart of Jameston, you are also just a short drive from the popular harbour town of Tenby.

With the added appeal of no onward chain, the property really is a must see. The accommodation comprises; entrance hallway, living room, kitchen, family bathroom with separate w/c, and three bedrooms. Benefiting from UPVC double glazing throughout, there is also gas central heating.

Externally, there is ample driveway parking and a detached garage providing additional secure parking or extra storage. A mature garden is located to the rear, which is bordered by a variety of plants and shrubs. A small patio area also offers space for outside seating, where you can sit, relax and enjoy the summer sun.

Viewing is highly recommended to appreciate all the property has to offer!

Jameston is a popular village with its two village pubs, village hall and regular 6 day bus service. Manorbier is just a short drive away and offers a train station, primary school, pub, restaurant, village shop/post office and access to sandy beaches, coastal paths, historical castle and 12th Century Church. The coastal towns of Tenby and Saundersfoot are less than 10 miles away, with a range of family activities.



## DIRECTIONS

From the Tenby office take Marsh Road out of town. Stay on A4139 all the way to Jameston, passing through Penally and Lystep. Upon entering Jameston, just before The Swanlake Inn, turn right onto Gainer Way. The property is on the left hand side.  
What/Three/Words:///tucked.currently.squeaks

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