

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.



Llygad - Yr- Haul Pendine, Carmarthen, Carmarthenshire, SA33 4PD

- Detached House
- Cul-De-Sac
- Four Double Bedrooms
- Balcony
- Oil Central Heating
- Sea Views
- Upside Down Style
- Contemporary Kitchen
- Detached Garage With Driveway
- EPC Rating: 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.

www.mayfairoffice.co.uk tel: 020 7467 5330

COMPUTER-LINKED
OFFICES THROUGHOUT
WEST WALES



AND ASSOCIATED
MAYFAIR OFFICE IN
LONDON



Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ

Email: tenby@westwalesproperties.co.uk
Telephone: 01834 845584



£630,000

Summary

Boasting gorgeous views over the Pendine coastline and countryside, this contemporary detached house would make a brilliant family home. Designed with modern living in mind, the upside down style property captures those idyllic sea views at every opportunity. Viewing is highly recommended to appreciate setting!

A truly rare opportunity; the property is situated in an elevated position, on the highly sought after cul-de-sac of Llygad - yr- haul. Upon entering the property on the ground floor, the four double bedrooms lead off the hallway. The master bedroom features built in wardrobes providing ample storage, and a modern en-suite shower room. Further accommodation includes the stylish family bathroom with walk in shower, and bath tub, and a utility room. A staircase leads up to the first floor landing/cwtch area, dining room and w/c . The contemporary gloss kitchen is fitted with a range of modern appliances, and features an island with breakfast bar. The kitchen really is the heart of the home, with bi-fold doors opening out onto the balcony. This space is ideal for entertaining your family and friends, while enjoying those idyllic views. The living room is fitted with a log burning stove, and leads through into a second sitting area.

Externally, the property is situated on a private road, and offers a low maintenance garden, with patio areas and a small lawned area. A detached garage provides secure parking, and is great for additional storage.

Situated on the edge of the Carmarthenshire, Pembrokeshire border in West Wales, Pendine boasts a 7 mile beach stretching from Gilmore Point to Laugharne Sands where Malcolm Campbell and J.G. Parry-Thomas set the world land speed record five times between 1924 and 1927. The 870 miles coastal path runs mostly along the clifftops for 4 miles from Pendine, offering glorious views towards both the Gower Peninsula and Tenby and Caldey Island, before reaching the beautiful cove of Amroth and the border with Pembrokeshire.



DIRECTIONS

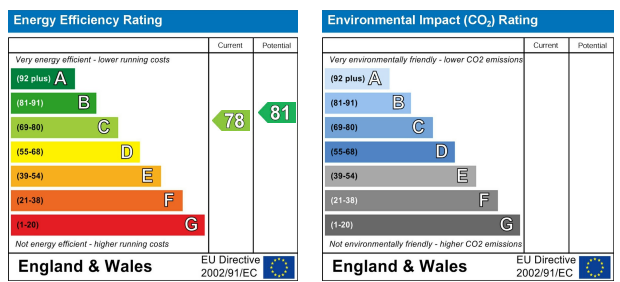
Leaving the Tenby Office follow the A478 to the Kilgetty roundabout. Then follow the A477 until you reach the turning for Red Roses. Turn right for Red Roses, then right for Pendine. Follow the B4316 to Pendine. As you come into Pendine, as your start to go down Pendine Hill, turn left onto Llygad Yr Haul. Continue towards end on cul-de-sac, where the property is on the left. What/Three/Words:///rivals.gathering.landed

GENERAL INFORMATION

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 'F'
 HEATING: Oil

ref: LLT/ LLE /MAY / 25
 TAKEONOK/22/05/25/LLE

FACEBOOK & TWITTER
 Be sure to follow us on Twitter: @ WWPProps
<https://www.facebook.com/westwalesproperties/>



AERIAL VIEW

