

This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.  
Plan produced using PlanUp.

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.  
TAX: Band 'F'

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

IRK/LLT/04/22takeonok

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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](mailto:tenby@westwalesproperties.co.uk)

TELEPHONE: 01834 845584

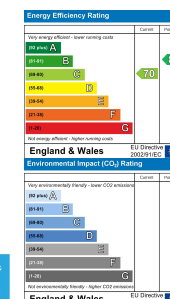


### 5 Lamack Vale, Tenby, Pembrokeshire, SA70 8DN

- Detached Bungalow
- Kitchen with Utility
- Modern Bathroom
- Garage & Driveway
- Gas Central Heating
- Open Plan Living/Dining
- Three Double Bedrooms
- Rear Garden
- Walking Distance to Town
- EPC Rating C

£325,000

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**The Agent that goes the Extra Mile**





This Well Presented Detached Bungalow is situated on the edge of Tenby Town, within walking distance to local award winning beaches and restaurants. The accommodation comprises; Entrance Hall, WC, Open Plan Living/Dining Room, Kitchen fitted with a range of units and an open hatch through to the dining area, Utility Area, Three Double Bedrooms and Bathroom with a walk in shower. The property benefits from gas central heating and double glazing.

Externally, to the front of the property there is a garage, off-road parking for two vehicles and a lawned grass area. To the rear, the garden is south facing and mostly laid to lawn, with a paved area outside the living room, and a path that wraps around the property to the utility area and front of the house.

Tenby is a popular seaside resort 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.



**Entrance Hall**

11'0" x 4'4" (3.36 x 1.34)

**Kitchen**

8'3" x 10'11" (2.52 x 3.08)

**Bedroom Two**

10'10" x 10'11" (3.31 x 3.35)

**WC**

7'4" x 4'4" (2.24 x 1.33)

**Utility**

4'4" x 8'9" (1.34 x 2.68)

**Bedroom Three**

9'11" x 10'7" (3.04 x 3.23)

**Living/Dining Room**

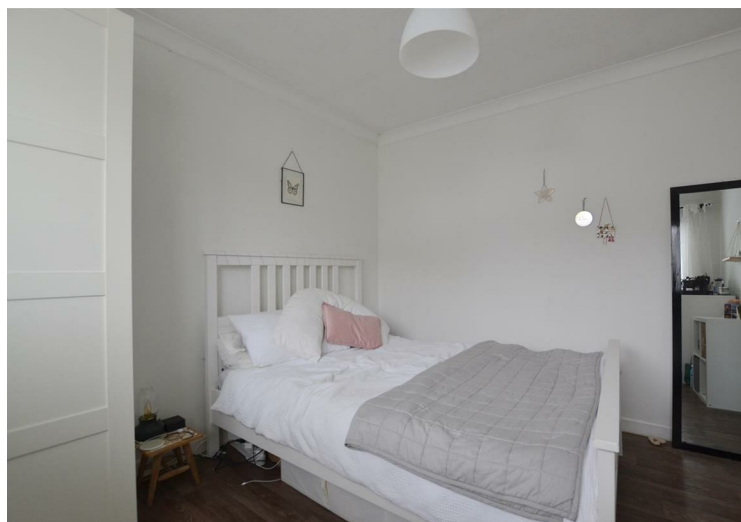
15'8" x 23'3" max (4.79 x 7.09 max)

**Bedroom One**

9'11" x 10'11" (3.04 x 3.33)

**Bathroom**

8'2" x 6'4" (2.51 x 1.95)



**DIRECTIONS**

From the Tenby Office head out of the town passed the petrol station on the Green and head up the Maudlins. At the top of the hill, take the second left turn onto Lamack Vale and the property will be on your 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.