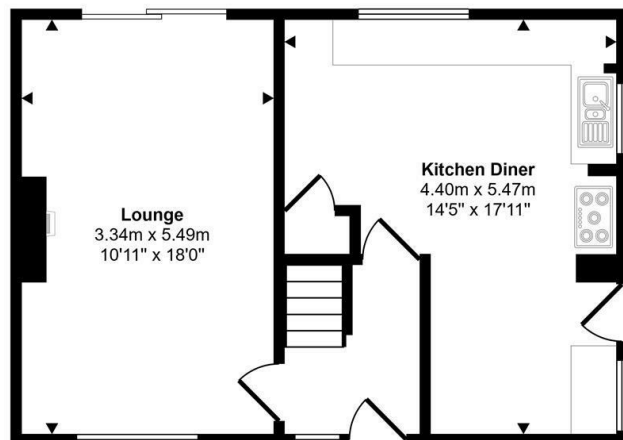
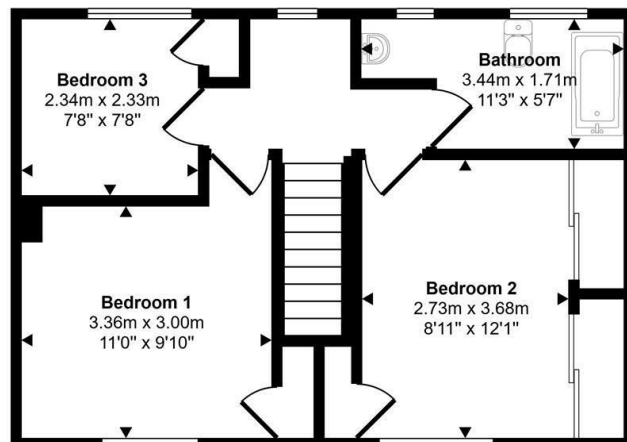


Approx Gross Internal Area  
88 sq m / 944 sq ft



Ground Floor  
Approx 44 sq m / 469 sq ft



First Floor  
Approx 44 sq m / 475 sq ft

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

HEATING: Oil

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

COUNCIL TAX: Band 'C'

HEATING: Oil

ref: LLT / LLE / 11 / 25/takeonok

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,

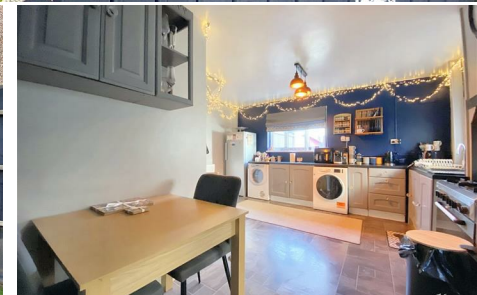
**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London**

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

7AJ

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

TELEPHONE: 01834 845584

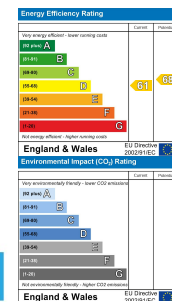


## 122 Llanmiloe Estate, Llanmiloe, Carmarthen, SA33 4UF

- Semi Detached House
- Kitchen/Diner
- Front & Rear Garden
- Walking Distance to Coast
- Village Location
- Three Bedrooms
- Living Room
- Ideal First Time Buy
- Oil Central Heating
- EPC Rating; D

**£190,000**

**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

**The Agent that goes the Extra Mile**



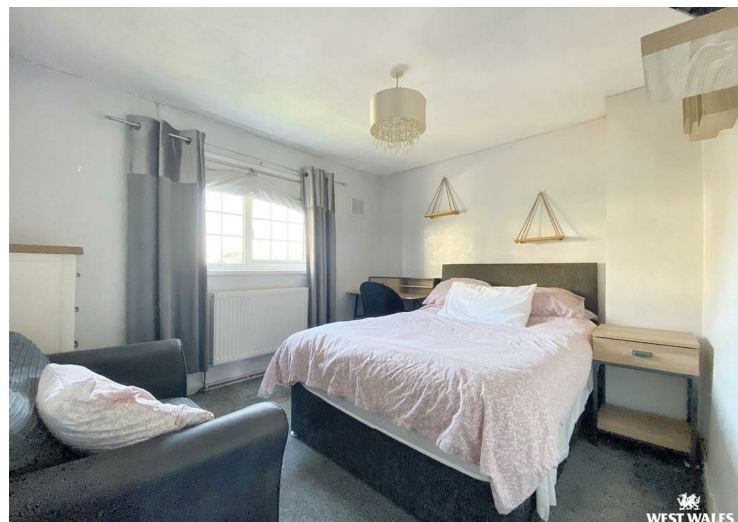




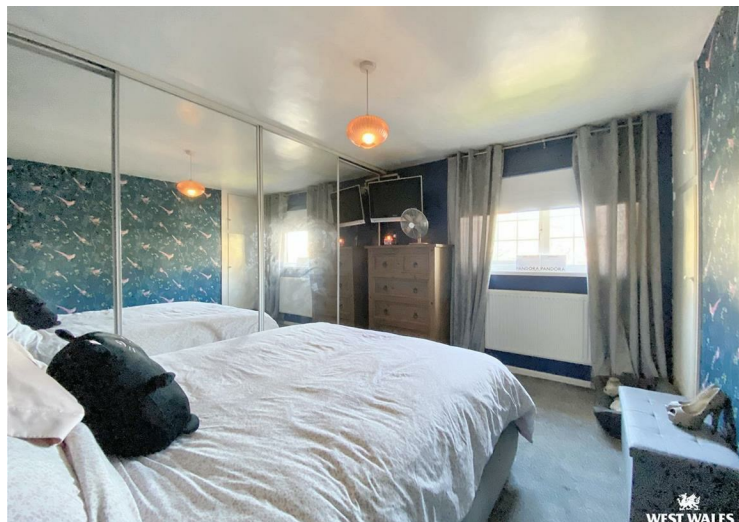
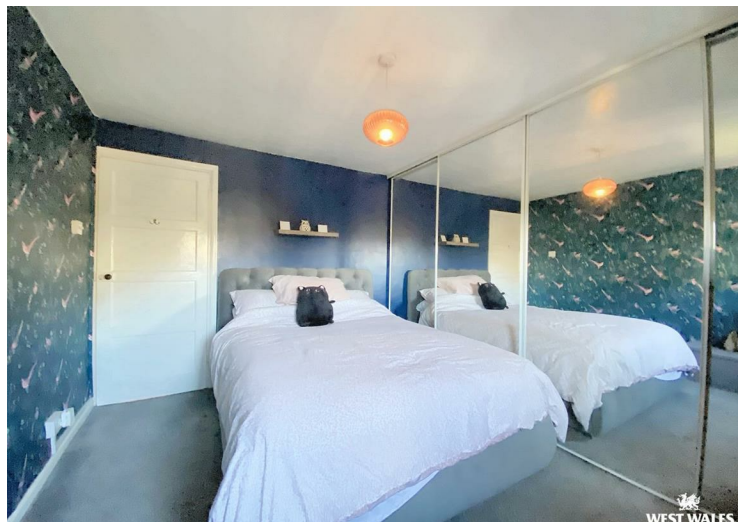
A brilliant opportunity to acquire a semi-detached house, situated on the highly sought area of Llanmiloe. Within walking distance to the Carmarthenshire coastline at Pendine, the property has many idyllic coastal walks right on your doorstep. The property would make a great investment or a fantastic first time buy, for those looking to get on the property ladder. Viewing is highly recommended!

The ground floor accommodation comprises; an entrance hallway, a living room with a feature fireplace, and an open plan kitchen/diner, ideal for family modern family living. Upstairs accommodates; a family bathroom, two double bedrooms and an additional single bedroom, which would make an ideal study. The property benefits from UPVC double glazing, and has oil fired central heating.

Externally, a lawned garden is situated to the front of the property, with a pathway leading up to the front door. A lower maintenance garden is located to the rear, which is accessed via sliding patio doors in the living room. A decking area with wooden surround provides privacy, and offers ample space for outside seating. Offering both a lawn and patio areas, a side gate also provides easy access to the front. On street parking is available in front of the property.



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

From the Tenby office exit the town heading out towards Kilgetty on the A478. On reaching Kilgetty roundabout take the forth exit signposted Carmarthen A477. Follow this road for approximately 6.5 miles to Red Roses. On entering the village take the right turn signposted Pendine B4314. Follow this road in to Pendine and along the sea front, continue towards Llanmiloe, turn left into Llanmiloe Estate, turn left again and the property is on your left. halfway up the hill. WHAT3WORDS - ///estimates.taskbar.leaky

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