

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'

ref: IRK / LLT / 12 / 22/takeonok

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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  
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## 69 Knowling Mead, Tenby, Pembrokeshire, SA70 8EB

- Semi Detached House
- Two Double Bedrooms
- Loft Room
- Driveway Parking
- Cul-de-Sac Location
- Open Plan Kitchen/Diner
- Dressing Room
- Garage
- Ideal First Time Buy
- EPC Rating D

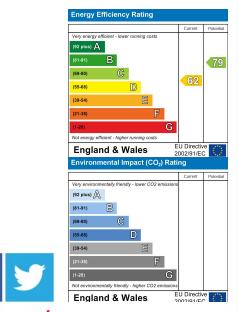
**£240,000**

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

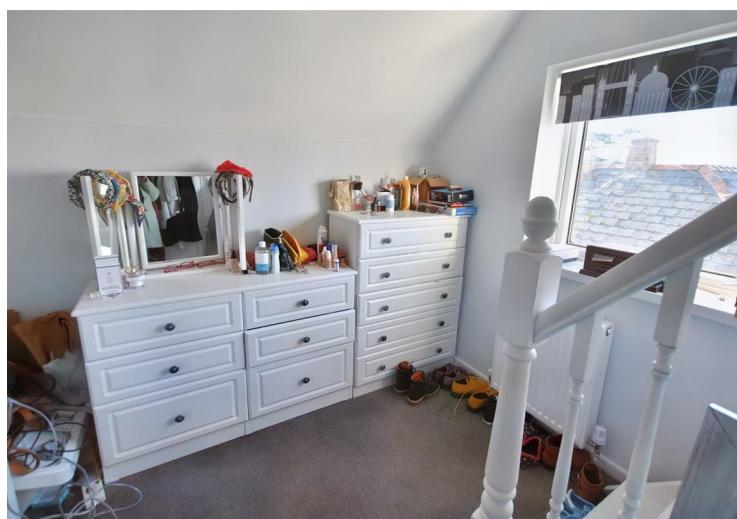




An opportunity to purchase this semi detached house in Knowling Mead on the edge of Tenby Town boasting a variety of cafes, boutiques and idyllic beaches. The property has a neutral decor throughout and comprises; entrance hall, living room with a bay window overlooking the front garden, open plan kitchen/diner fitted with a range of units with a seating/dining area in front of the French doors out to the garden. The kitchen provides access into the garage which boasts ample storage over two levels. The first floor provides two double bedrooms, one with built in wardrobes, a dressing room/study with access to the loft room boasting views over the rear garden and beyond. The property would make an ideal first time buy/investment property due to its location, style and size.

Externally, to the front of the property there is driveway parking for multiple vehicles leading up to the attached garage and front door, alongside a lawned garden area. To the rear, the garden is first paved, providing a seating/BBQ area accessed via the kitchen, leading up to the lawned garden. At the top of the garden, there is a further paved seating area. Viewing is highly recommended to appreciate this wonderful home.

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.



#### DIRECTIONS

From the Tenby office, head out of town towards the petrol garage at the bottom of Greenhill Road. At the double roundabout, take the first exit then the second exit towards Penally. Continue along Marsh Road and take the second to last right turn onto Knowling Mead then turn right and the property is 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.