

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 'G'
HEATING: Oil

ref: ADD / LLE / FEB/ 26
TAKEONOK/LLE/20/02/26

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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,

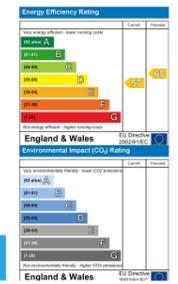
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

3 Green Meadow Close, East Williamston, Tenby, Pembrokeshire, SA70 8RZ

- Detached Bungalow
- Five Bedrooms
- Cul-De-Sac
- Ideal Family Home
- Oil Central Heating
- Approximately Set Within 0.4 Acres
- Brilliant Investment Opportunity
- Village Location
- Driveway Parking And Garage
- EPC Rating: D

£500,000

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A great opportunity to acquire a detached bungalow, located in the highly desirable village of East Williamston, Tenby. Set within approximately a 0.4 acre plot within the cul-de-sac of Green Meadow Close, the property would make a brilliant family home. With idyllic country walks on your doorstep, you are also just a short drive away from the popular coastal towns of Tenby and Saundersfoot. Offering an abundance of potential, the property would make a brilliant investment. Viewing is highly recommended!

3 Green Meadow Close offers versatile accommodation for all the family. The ground floor comprises; an entrance hallway, an open plan living/dining room with a feature fireplace, a solid wood kitchen with a breakfast bar, a utility room with integral access to the garage, the family bathroom and three bedrooms. The first floor is home to the master bedroom with an en-suite shower room, a loft room which is accessed via bedroom one and a second double bedroom across the landing. The property benefits from double glazing and has oil central heating.

Externally, the property is set within approximately 0.4 acres of mature gardens which wrap around the property. Mainly laid to lawn, the garden is home to a green house and garden shed. An outside storage room and w/c is also accessed from the rear of the property. A patio area also provides a great space for outside seating, where you can enjoy dining al fresco during the summer months. There is also ample driveway parking with a garage providing further secure parking and storage.

The village of East Williamson is within a short drive of the beautiful seaside fortified town of Tenby (5 miles away), the village of Saundersfoot, and Amroth and Wisemans Bridge beaches amongst others. The village has a nature trail spreading across three fields and a village hall where you can join in for the monthly quiz and many other events.



DIRECTIONS

From our Tenby Office, head out of town towards New Hedges, take the first exit at the roundabout towards Pentlepoir. Continue through Pentlepoir, then at the mini roundabout take the first exit on Templebar Road. At the junction, turn left towards East Williamston. Upon entering East Williamston, follow the road through the village and take the last left hand turn into Green Meadow Close. Number 3 is located at the end of the cul-de-sac. What/Three/Words://scorpions.jeeps.tapers

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.