

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 'E'

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

IRK/LLT/04/22takeonok

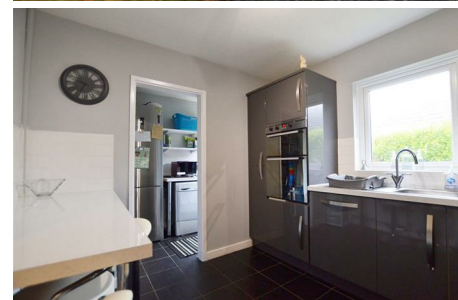
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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance 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

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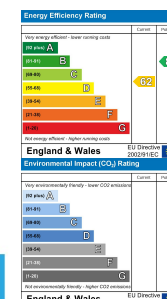


10 Millfields Close, Pentlepoir, Kilgetty, Pembrokeshire, SA68 0SA

- Detached Bungalow
- Kitchen with Utility Room
- Two Bathrooms
- Ample Off-Road Parking
- Gas Central Heating
- Open Plan Living / Dining
- Three Bedrooms
- Front & Rear Garden
- Cul-de-Sac Location
- EPC Rating D

Offers In Excess Of £350,000

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The Agent that goes the Extra Mile





This Well Presented Detached Bungalow is situated in Millfields Close, a sought after Cul-de-Sac in Pentlepoir. The accommodation comprises; Open Plan Living/Dining room with patio doors leading out to the front garden, Kitchen fitted with a range of modern units, Utility Room, Master Bedroom with En-Suite and built in wardrobes, a further Double Bedroom, One Single Bedroom with built in wardrobe space and a Bathroom. The property benefits from gas central heating and double glazing throughout.

Externally, to the front of the property there is ample off-road parking, with a lawned area alongside the driveway. The property boasts two garages accessed via the driveway, with rear access from the garden. The rear garden is laid to lawn, with a range of trees and shrubbery and wraps around the side of the property to the front garden.

The village of Pentlepoir is within a short drive of the beautiful seaside fortified town of Tenby, the village of Saundersfoot, and Amroth and Wisemans Bridge beaches amongst others. Slightly further afield is the well known Pendine Sands and the Town of Camarthen with its shopping Precincts and Cinema, Main Line Railway Station and excellent links to the M4 and the East.

Living/Dining

19'3" x 21'10" max (5.88 x 6.68 max)

Kitchen

9'1" x 10'10" (2.77 x 3.32)

Utility Room

4'11" x 9'7" (1.50 x 2.94)

Master Bedroom

10'3" x 10'11" (3.13 x 3.33)

Master En-Suite

5'1" x 11'3" (1.55 x 3.45)

Bedroom Two

12'2" x 10'11" max (3.73 x 3.33 max)

Bedroom Three

8'10" x 11'3" (2.70 x 3.43)

Bathroom

8'10" x 5'5" max (2.70 x 1.66 max)

Garage One

23'8" x 9'2" (7.22 x 2.80)

Garage Two

12'1" x 14'7" (3.70 x 4.45)



DIRECTIONS

From the office in Tenby head out of town towards Saundersfoot. At the New Hedges roundabout take the 1st exit and follow the road for approximately 3 miles through the village of wooden and continue up the hill. At the mini roundabout, take the first exit towards Templebar Road, then take the second left hand turn into Millfields Close. Once you enter the cul-de-sac, take the first right, then the property in in the right corner.

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