

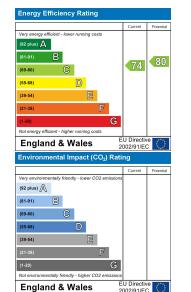
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Avila Brynhir, Old Narberth Road, Tenby, Pembrokeshire, SA70 8TT

- Detached House
- Well Presented
- Glimpses of Sea Views
- Outbuilding
- Close To Saundersfoot & Tenby Town Centre
- Five bedrooms
- Ample Off Road Parking
- Double Garage
- Sought After Area
- EPC Rating C



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

Offers In Excess Of £625,000

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We Say...

Avila is a very well presented property located just on the outskirts of Tenby town centre.

The property is a short distance from the sandy beaches and train station with links to Pembroke sock Camarthen e and Swansea, The property is currently used as a generous family home and has been very well looked after.

The layout of the property briefly comprises Hall, dining room, lounge, kitchen/breakfast room, WC, Five double bedrooms and a family bathroom, Externally the property offers ample off road parking and a double garage to the front of the property, also to the rear of the property there is a patio area, and a additional garden room which is currently being used as a snug.

The property benefits from UPVC Double glazing and gas central heating

Viewing is highly recommended!



LOCATION

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.

Come On In...

You enter the property into a spacious hallway that offers check board tiled flooring, and access to the lounge, dining room, WC, and Kitchen. The lounge (5.456m x 6.149m) offers drop down spot lights, Electric fire place and carpet throughout. The Kitchen (6.155m x 4.543m) if fitted with a range of base and eye level units, with a gas hob and extractor fan, a sink and drainer with a mixer tap, integral oven and electric hob, UPVC double glazed window which overlooks the garden to the rear. Leading off the kitchen is a porch with ample storage and access to the rear garden, The Dining Room (3.773m x 4.449m) offers attractive wall lights, UPVC double glazing to the front and carpet throughout.



GENERAL INFORMATION

View: By appointment with the Agents

Services: We have not checked or tested any of the Services or Appliances

Tenure: We are advised Freehold

Tax: Band G

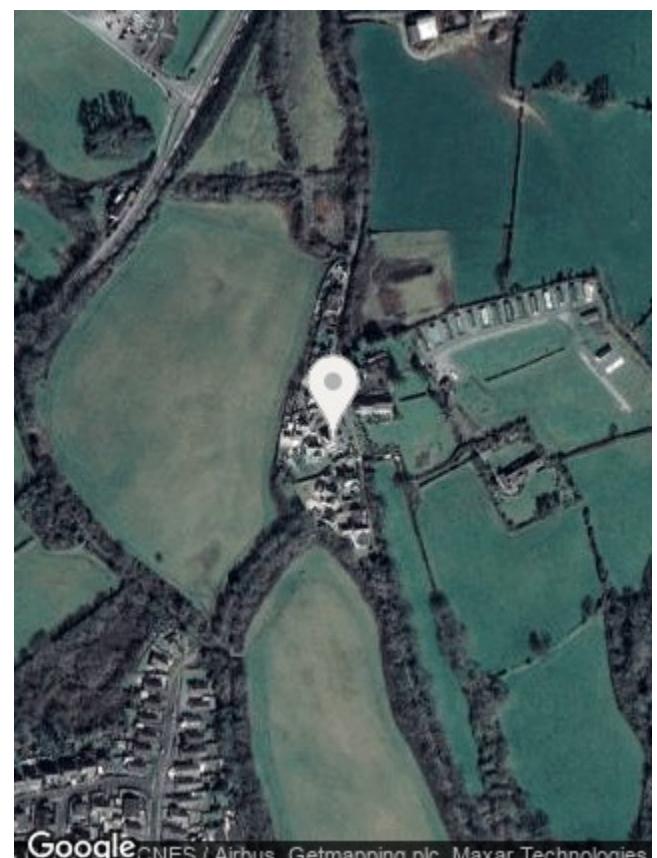
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Any plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

Proceeding up the stairs, you reach Bedroom One (3.581m x 4.882m) which is on your left facing the rear garden, Bedroom Two (3.855m x 4.788) which has fitted wardrobes, UPVC Double glazing window with a sea view, Bedroom Three (4.355m x 3.841m) offers fitted wardrobes and a window to the front of the property, Bedroom Four (3.450m x 3.353m) has double aspect windows and recess spotlights. Bedroom Five (2.401m x 5.138m) has a UPVC window to the front of the property, The Bathroom (4.301m x 2.120m) offers a Jacuzzi bath with jets, shower cubicle with mains powered shower, WC, wash hand basin, and tiled flooring.



LOCATION AERIAL VIEW



TENBY OFFICE





Step Outside...

To the front of the property are metal iron gates that lead onto a driveway providing ample off road parking, There is access to the double garage which would be perfect for further parking or storage, to the rear of the property there is a patio area which is accessible through the kitchen or the lounge area, following on to a garden mainly laid to lawn, Additional to the rear garden there is a garden room which is currently being used as a snug, providing electric for TV and an electric heater.

