

Ground Floor



View: By appointment with the Agents
Services: We have not checked or tested any of the Services or Appliances
Tenure: We are advised Leasehold
Tax: Band D

AGENTS NOTE: We have not seen or been provided with any planning consents or building regulations should they be necessary.

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

HC/NNC/01/2020/OK/ESR

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.

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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EMAIL: tenby@westwalesproperties.co.uk

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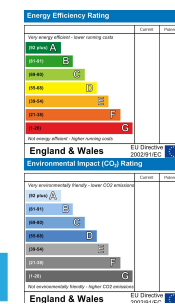


Apartment 2 Margot Pendine Manor, Pendine, Pembrokeshire, SA33 4UH

- 2 Bedroom Apartment
- Beautiful Sea Views
- Perfect Holiday Home
- Close to the Beach
- Oil C/H
- Well Presented
- Leasehold
- Close to Amenities
- Off Road Parking
- EPC Rating

£175,000

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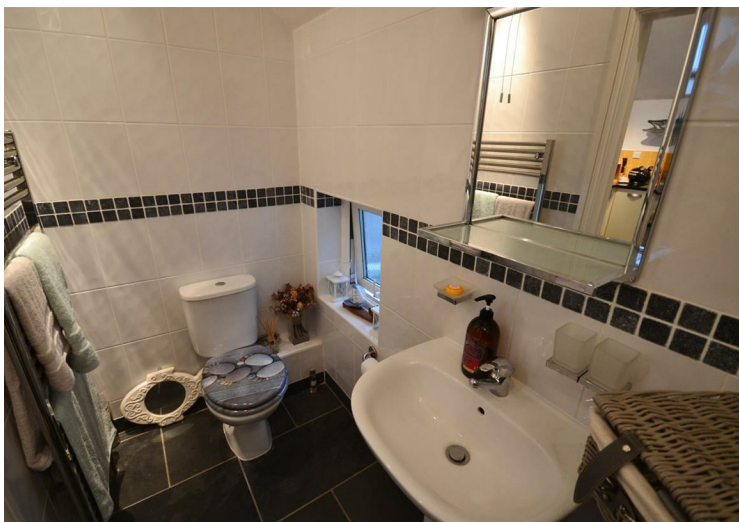
The Agent that goes the Extra Mile



A well presented two bedroom Apartment situated in the village of Pendine which has a beautiful 7 mile sandy beach and links to bus routes to Tenby, Carmarthen and other destinations. This property would make the perfect Holiday Home.

This Apartment briefly comprises: Two Double Bedrooms, Bathroom, and Kitchen/Lounge/Dining Room with Patio doors leading out to the balcony with Beautiful Sea Views. This property benefits from UPVC Double Glazing and Oil Central Heating. Viewing Is Highly Recommended.

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 beach stretches for seven miles, and is well worth the visit. See our website www.westwalesproperties.co.uk for our own TV Channel with Location Films of the area.



Lounge/Kitchen/Diner

16'11" x 22'6" (5.169m x 6.876m)

Bedroom 1

8'10" x 10'11" (2.701m x 3.343m)

Bedroom 2

7'7" x 6'9" (2.334m x 2.071m)

Bathroom

3'9" x 7'5" (1.167m x 2.264m)



DIRECTIONS

Leaving the Tenby Office follow the A478 to the Kilgetty roundabout. Then follow the A477 until you reach the turning for Red Roses. Turn right for Red Roses, then right for Pendine. Follow the B4316 to Pendine.

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