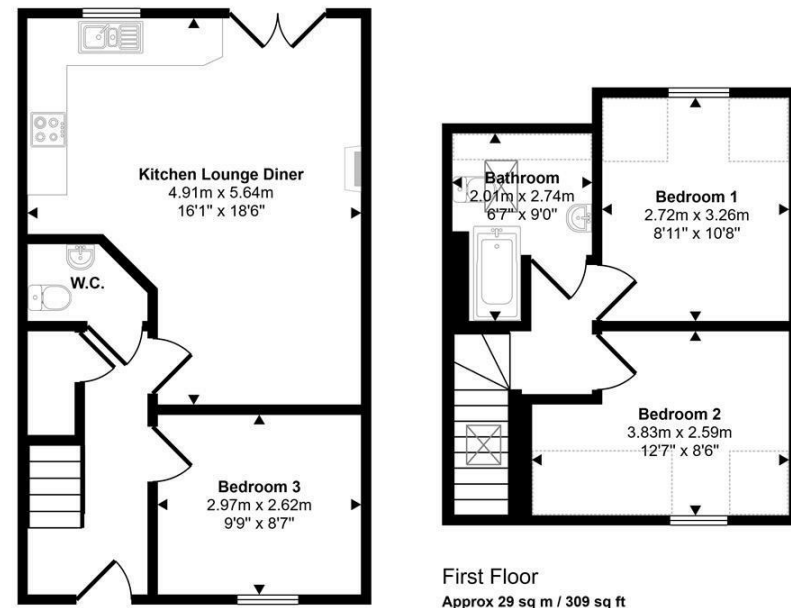


Approx Gross Internal Area  
70 sq m / 750 sq ft



Ground Floor  
Approx 41 sq m / 441 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Leasehold

LENGTH OF LEASE: 125 Years With 116 Remaining

ANNUAL GROUND RENT: £350

GROUND RENT REVIEW PERIOD: [year ]

ANNUAL SERVICE CHARGE AMOUNT: Please contact agent

SERVICE CHARGE REVIEW PERIOD: [year]

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'C'

HEATING: Electric

ref: ADD/ LLE/ FEB / 26

TAKEONOK/LLE/24/02/26

FACEBOOK & TWITTER: Be sure to follow us on Twitter: @ WWProps

https://www.facebook.com/westwalesproperties/

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

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70

7AJ

EMAIL: tenby@westwalesproperties.co.uk

TELEPHONE: 01834 845584

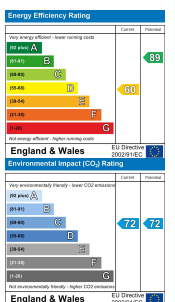


## 5 Joyful Cottage Redberth Gardens, Redberth, Tenby, Pembrokeshire, SA70 8J

- Coastal Bolt Hole- Fully Furnished
- Three Double Bedrooms
- Leasehold Property (125 Years With 116 Remaining)
- Village Location
- Decking Area To The Rear
- Exempt From Second Home Council Tax
- Open Plan Living/Kitchen/Diner
- Off Road Parking
- Communal Gardens
- EPC Rating: D

£135,000

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**The Agent that goes the Extra Mile**





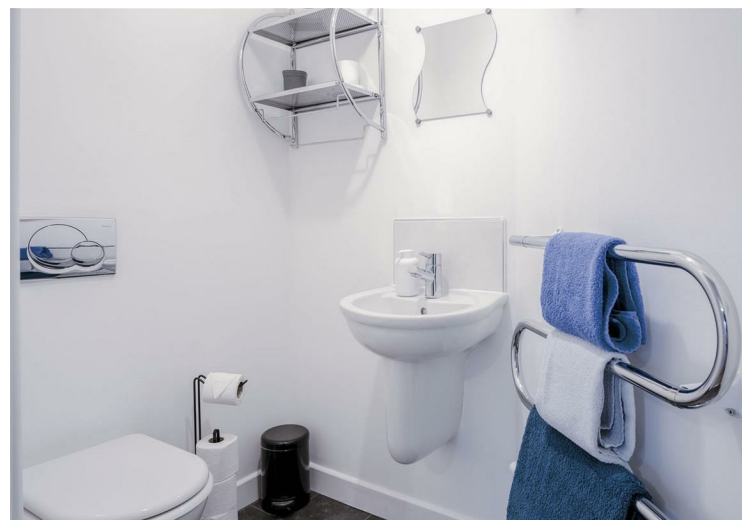
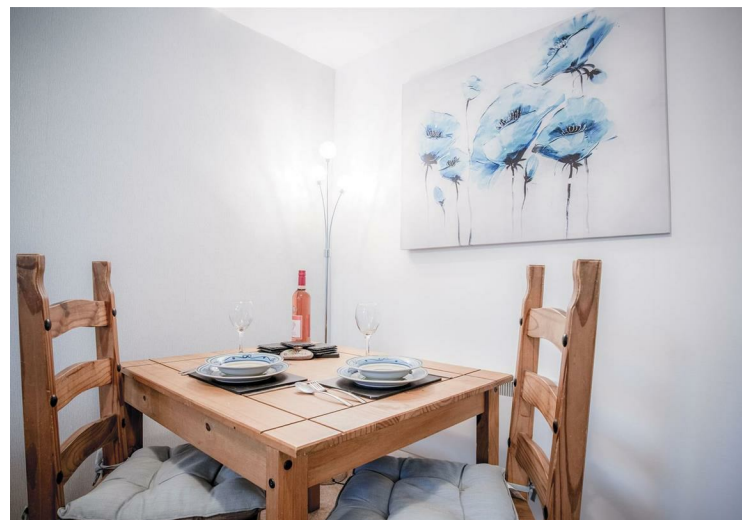
Joyful Cottage is a beautifully presented coastal bolt hole set within the sought-after development of Redberth Gardens, near Tenby. Currently operating as a successful and well-established holiday let, the property offers an excellent investment opportunity with proven income potential. Ideally positioned just a short drive from the popular seaside resorts of Tenby and Saundersfoot, this charming property is perfectly suited as a relaxing retreat, second home, or lifestyle investment. Early viewing is highly recommended.

Thoughtfully designed with contemporary living in mind, the accommodation is both stylish and practical throughout. The ground floor briefly comprises an inviting entrance hall with useful understairs storage and cloakroom/WC, a double bedroom, and a open-plan living, kitchen and dining area. Finished in a modern neutral style, this light-filled space creates the perfect setting for relaxing or entertaining, with patio doors opening directly onto the rear decking area.

To the first floor are two further sized double bedrooms and a well-appointed family bathroom. The property also benefits from UPVC double glazing and electric heating throughout.

Externally, the property enjoys a low-maintenance decked seating area to the rear, ideal for al fresco dining, summer BBQs and enjoying the peaceful surroundings. A further courtyard-style seating area can be found to the front, along with a designated parking space conveniently located just a short distance from the property.

Situated on the edge of the village of Redberth, the property offers excellent access to the A477 and is approximately ten minutes from the picturesque harbour town of Tenby, renowned for its sandy beaches, boutique shops, restaurants and championship golf course. The Pembrokeshire Coast National Park is close by, offering an abundance of coastal walks, beaches and outdoor pursuits, while Saundersfoot, Pendine Sands and the market town of Carmarthen are all within easy



#### DIRECTIONS

From Tenby, take the A478 towards Kilgetty as far as Kilgetty roundabout and take the first exit onto the A477 in the direction of Pembroke Dock. Go through the traffic lights at Broadmoor and continue along the road until you see the turning for East Williamston on your left-hand side. Turn left here and then turn immediately right into Redberth Gardens. Follow the lane along and you will reach Joyful Cottage.

What/Three/Words:///grudges.strict.croutons  
See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.