





|., Hillside Pendine Hill, Pendine, Carmarthen, Carmarthenshire, SA33 4PB

Offers In The Region Of £280,000

- VERY WELL PRESENTED MODERN DETACHED BUNGALOW.
- GLORIOUS PANORAMIC FAR REACHING VIEWS OVER PENDINE AND CARMARTHEN BAY TOWARDS THE GOWER AND NORTH DEVON COAST ON A CLEAR DAY.
- 5 MILES LAUGHARNE AND AMROTH.
- 17.5 MILES CARMARTHEN.
- 2 BEDROOMS. MODERNISED AND UPDATED SINCE 2017.
- OIL C/H. PVCu DOUBLE GLAZED WINDOWS.
- 9 MILES ST. CLEARS.
- **CONTACT US FOR AN IN-PERSON VIEWING OR VIRTUAL VIEWING OF THIS PROPERTY**.
- SET WELL BACK OFF THE ROAD ABUTTING WOODLAND AT THE REAR.
- WALKING DISTANCE EXTENSIVE SANDY BEACH AND CENTRE OF PENDINE.
- 4 MILES RED ROSES AND A477 TENBY ROAD.

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An immaculate very well presented modernised and updated individually built (1999) 2 BEDROOMED DETACHED BUNGALOW RESIDENCE situated set well back off the road enjoying an elevated sheltered position overlooking Pendine Sands and Carmarthen Bay being approached via a private hardcored single track lane and located within walking distance of the extensive sandy beach and various facilities and services at the centre of Pendine which in turn is located on the A4066/B4314 road within 5 miles of the ancient estuarial township of Laugharne that is renowned for its Dylan Thomas connections and coastal village of Amroth, is within 9 miles of the A40 trunk road and town of St. Clears and the property is located some 17.5 miles south west of the readily available facilities and services at the centre of the County and Market town of Carmarthen. The property being located within 4 miles of Red Roses and the A477 'St. Clears to Tenby' Road and enjoys ease of access to the many varied beaches of the beautiful West Wales coastline.

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Council Tax Band: C





RECEPTION HALL
with boarded effect laminate flooring. 2 Power points. Radiator. PVCu part opaque double glazed entrance door.

FRONT DOUBLE BEDROOM 1
12'7" x 9'2"
with boarded effect laminate flooring. Double aspect. Radiator. PVCu double glazed window to fore and PVCu double glazed double French doors to side both of which enjoy glorious far reaching coastal views. TV and telephone points. 4 Power points.

SHOWER ROOM
8'8" x 6'4"
with ceramic tiled floor. Part tiled walls. Chrome towel warmer ladder radiator. 3 Piece suite in white comprising WC, pedestal wash hand basin and shower bath with plumbed-in dual head shower over and shower screen. Extractor fan. PVCu opaque double glazed window.

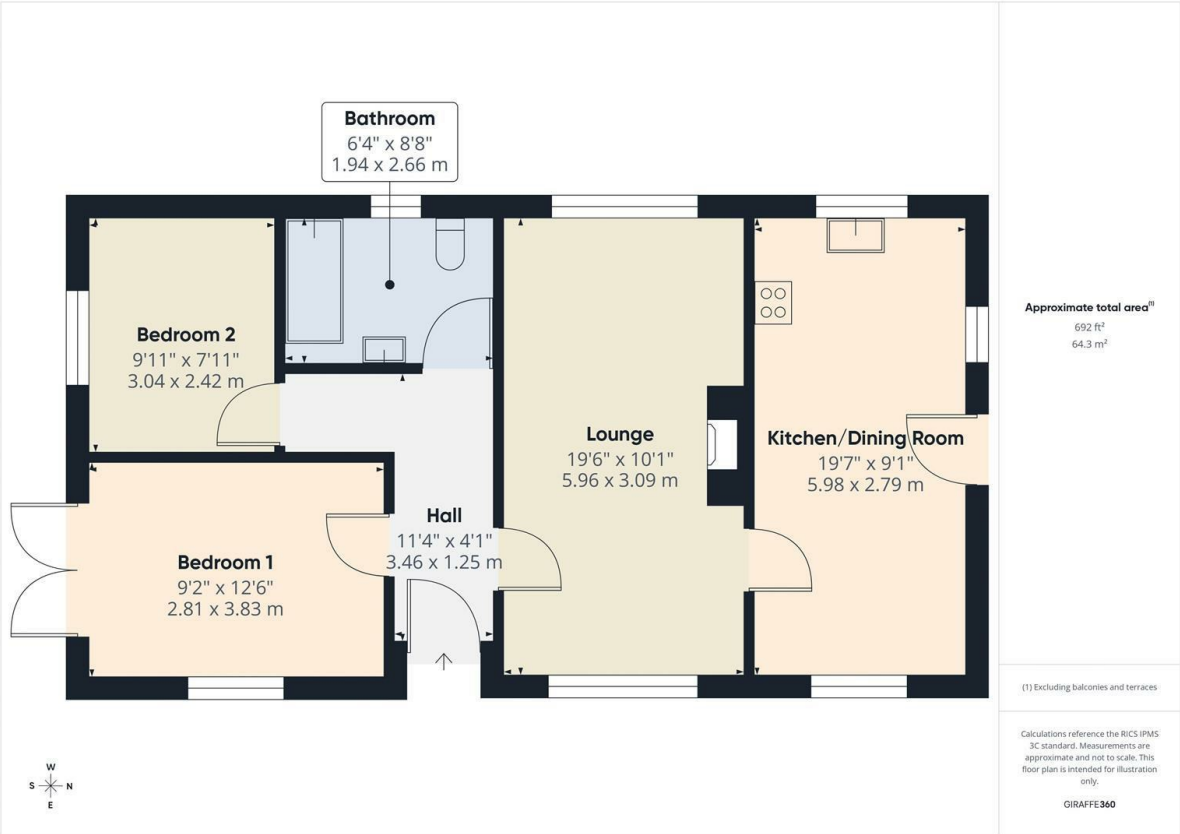
INNER HALL
with boarded effect laminate flooring. Access to partly boarded loft space.

SIDE BEDROOM 2
10'0" x 7'11"
with boarded effect laminate flooring. PVCu double glazed window with a far reaching view over Carmarthen Bay towards 'Worms Head' and the Gower. Radiator. 4 Power points.

LOUNGE
19'7" x 10'1"
with engineered walnut boarded effect flooring. PVCu double glazed window to rear. 2 Radiators. PVCu double glazed window to fore with far reaching views over Pendine and Carmarthen Bay towards 'Worms Head' and the Gower. 7 Power points. TV and telephone points. 2 USB charger ports. Feature open fireplace with flue liner and marbleised surround and granite hearth.

WELL EQUIPPED FITTED KITCHEN/DINING ROOM
19'8" x 9'1"
with oak strip effect boarded flooring. Triple aspect. PVCu double glazed windows to rear and side. Radiator. PVCu entrance door. PVCu double glazed window to fore with far reaching views over Pendine and Carmarthen Bay towards 'Worms Head' and the Gower. 13 Power points plus fused points. 2 USB charger ports. Part tiled walls. Range of fitted base and eye level kitchen units incorporating an integrated fridge, freezer, washing machine, electric oven, ceramic hob, canopied cooker hood and 1.5 bowl sink unit. Extractor fan.

EXTERNALLY
The property is approached from 'Pendine Hill' via a hardcored private single track lane that passes the front of the property. Private car parking for 2 to one side. Concreted forecourt. Side paved sun terrace and garden area from which glorious far reaching coastal views are enjoyed. OIL STORAGE TANK. 'Grant Vortex' outside OIL FIRED CENTRAL HEATING BOILER. GARDEN STORE SHED.





Directions

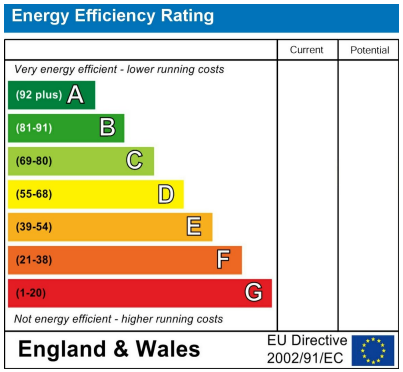
Upon entering Pendine from the St. Clears/Laugharne direction travel past the entrance to the beach around the sharp right hand bend and travel two thirds of the way up 'Pendine Hill' and turn left before the right hand turning for the New Inn Public House/Church Hall into a single lane hardcored track. Travel for approximately 275 metres down this lane and the property will be found on your right hand side.

Viewings

Viewings by arrangement only. Call 01267 - 220424 to make an appointment.

Council Tax Band

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