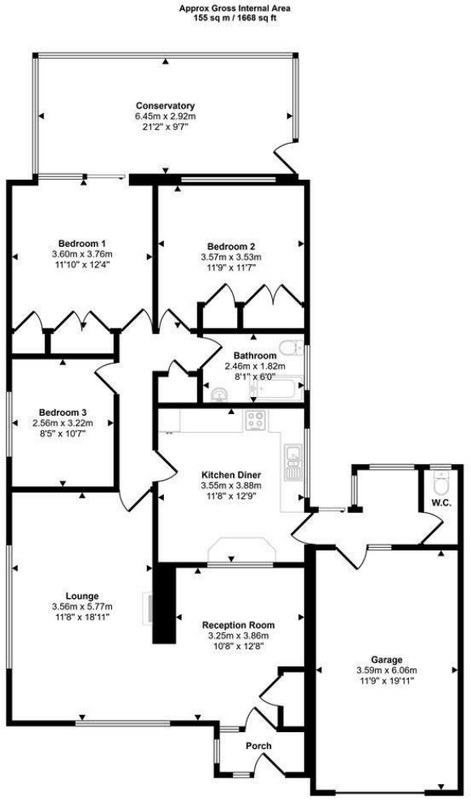

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'E'
HEATING: Gas LPG

ref: LLT/ LLE / JULY/ 25
TAKEONOK/10/07/25/LLE

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
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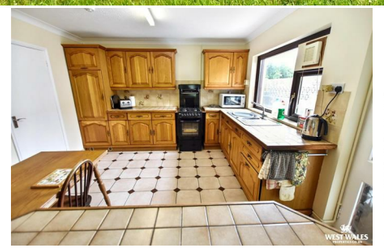
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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.
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

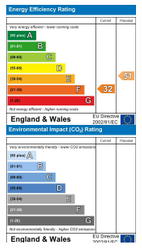
Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk
TELEPHONE: 01834 845584

01834 845584
www.westwalesproperties.co.uk



Sirmione Lawrenny Road, Cresselly, Kilgetty, SA68 0SY

- Detached Bungalow
- Three Bedrooms
- Utility Area And Cloakroom
- Brilliant Investment
- LPG Gas Central Heating
- Village Location
- Mature Gardens
- Driveway Parking And Garage
- Ideal Family Home
- EPC Rating: F



£299,950

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The Agent that goes the Extra Mile

A brilliant investment opportunity for those looking for a family home in a sought after village location. Situated down the lovely country lane of Lawrenny Road in Cresselly, this detached bungalow is surrounded by beautiful mature grounds. Viewing is highly recommended to appreciate all the property has to offer!

Upon entering the property into an entrance porch, you walk into the open plan living/dining area. This flexible space is ideal for entertaining guests, or relaxing in the evenings by the cosy gas fire. A kitchen/breakfast room has solid wood units, and leads through into a utility area, cloakroom, and the integral access to the garage. A hallway leads down to the family bathroom and the three bedrooms. Bedroom one also benefits from patio doors which open into the expansive conservatory across the back of the property. The property benefits from LGP gas central heating.

Set with mature grounds, the lawned garden wraps around the property, and is home to variety of plants, shrubs and trees. The garden is very well maintained and is ideal for any keen gardener, with ample space for vegetables patches. A lower maintenance courtyard is located to the side, and provides space for outside seating. You can envision those summer evenings, dining al fresco while enjoying your surroundings.

Set within the Pembrokeshire coast, Cresselly sits on the edge of Carew village which is famous for it magnificent castle, Celtic cross and tidal mill. It is a popular destination for both visitors and locals alike. Nearby local amenities include: farm shop, park and playing field, public house, primary school and church. Less than 10 miles away are the beautiful beaches of Freshwater East and Manorbier. The popular harbour towns of Tenby and Saundersfoot are just a drive away. With their beautiful sandy beaches and iconic harbours, there are also an array of local shops, restaurants and cafes to choose from.

DIRECTIONS

From the Tenby office take the B4318 out of town towards Sageston. At the roundabout, take the 2nd exit onto A477, and then at the next roundabout, take the 3rd exit onto A4075. Continue through Carew and cross the bridge over the water. Follow the A4075, then turn left onto Lawrenny Road. The property will be on your left hand side. What/Three/Words:///elections.subjects.flinch

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