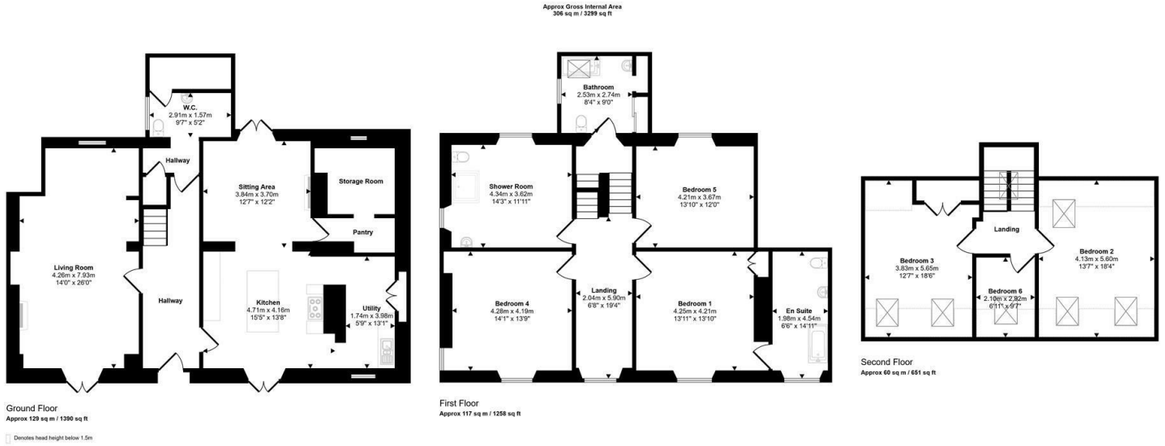


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



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.

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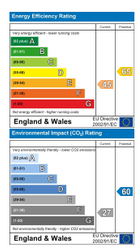






Claradine House Pendine, Carmarthen, Carmarthenshire, SA33 4PD

- Detached Period House
- Gorgoeus Sea Views
- Six Bedrooms
- Two Reception Rooms
- Oil Central Heating
- Character Features
- Coastal Village
- Ideal Family Home
- Cellar
- EPC Rating: E



£395,000

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The Agent that goes the Extra Mile

Proudly situated in an elevated position over-looking the coast at Pendine, Claradine House boasts gorgeous sea views across the bay. Dating back to around Circa 1790- 1820, the detached period property has a wealth of character features throughout. Offering versatile accommodation for all the family, the property is ideal for a growing family, multi-generational living or simply an fantastic holiday home.Within walking distance to the seafront and the various amenities the coastal village has to offer, the property would also offers great income potential. Viewing is highly recommended!

Upon entering the property into the grand entrance hallway with the original tiled flooring and staircase, a door opens into a storage area and downstairs w/c. Off the hall is the living room/dining, which has been layed with hardwood flooring throughout. The impressive reception room features a log burning stove, and exposed stone work. At the heart of the home is the open plan, kitchen/utility and sitting area. The modern kitchen is fitted with solid wood worktops and boasts an island in the centre which offers further casual dining. The cosy sitting area provides and warm and welcoming atmosphere, perfect for relaxing with family and friends. A pantry is located behind the fireplace, ideal for further storage. The first floor is set over a split level landing and accommodates; the family bathroom/utility room, a second family shower room, the master bedroom with en-suite bathroom and two further double bedrooms. A snug area on the landing would also make a great study, and also boasts those idyllic sea views. The second floor has been converted into three further bedrooms, which all feature exposed A frame beams and ample natural light. The property benefits from a cellar, sash double glazing and has oil central heating.

Externally, there is a small courtyard area to the rear which can also be accessed off the sitting room. A lawned garden is located to the front, which provides a great space for outside seating, where you can relax and take in your surroundings. There is ample parking available directly opposite the property.

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 870 miles coastal path runs mostly along the clifftops for 4 miles from Pendine, offering glorious views towards both the Gower Peninsula and Tenby and Caldey Island, before reaching the beautiful cove of Amroth and the border with Pembrokeshire.







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. Going down the hill take the left hand turn by the statue and grass area. Claradine House is located on the left hand side.
What/Three/Words:///steams.shuttled.dustbin

GENERAL INFORMATION

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 'F'
HEATING: Oil

ref: LLT / LLE /FEB / 26

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LOCATION AERIAL VIEW

