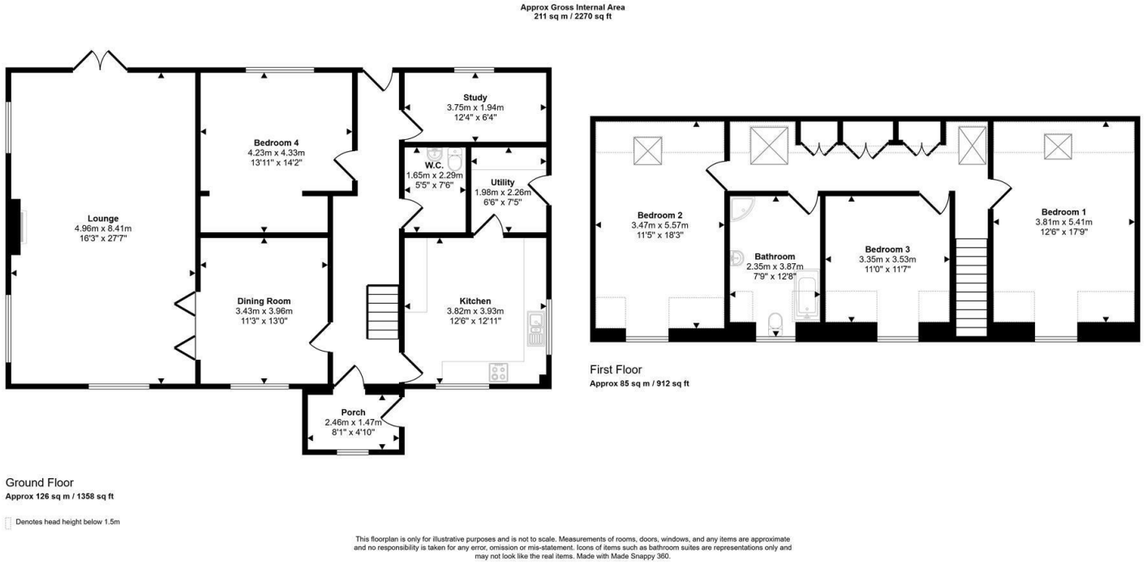



VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'E'
HEATING: Oil

ref: LLT/ LLE / JUNE / 26/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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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



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www.westwalesproperties.co.uk



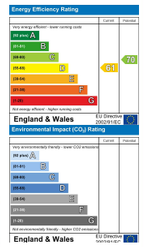






## West Bungalow Llanmiloe, Carmarthen, SA33 4TZ

- Detached Dormer Bungalow
- Four Double Bedrooms
- Immaculately Presented
- Mature Garden
- Oil Central Heating
- Walking Distance To The Coast
- Two Reception Rooms
- Utility Room
- Detached Garage And Ample Parking
- EPC Rating: D




## Price £430,000

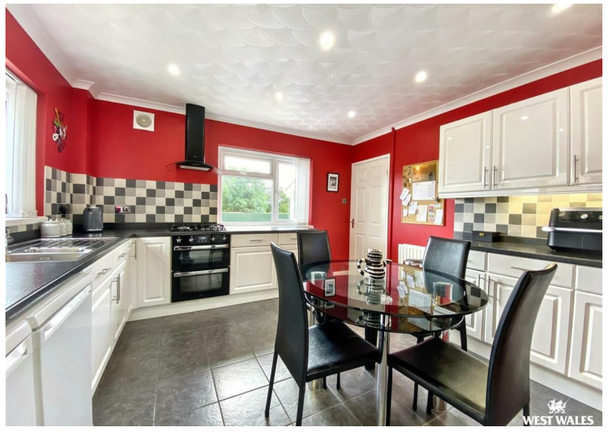
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***The Agent that goes the Extra Mile***








An immaculately presented detached dormer bungalow, ideally situated in the sought-after village of Llanmiloe, just a short stroll from the renowned sandy beaches of Pendine Sands. This superb property offers versatile and well-appointed accommodation, making it an ideal family home, holiday retreat, or investment opportunity.

The ground floor boasts a welcoming entrance porch which opens into a central hallway, setting the tone for the well-designed layout throughout. From here, you are led into a contemporary kitchen, which flows seamlessly into a practical utility room. A formal dining room with bi-fold doors opens into an impressive living room – truly the heart of the home – perfect for entertaining family and friends. This inviting space features a charming fireplace and French patio doors that open onto the garden, creating a bright and airy atmosphere. Additional ground floor accommodation includes a cloakroom, a fourth double bedroom, and a study which could easily serve as an additional bedroom if required.

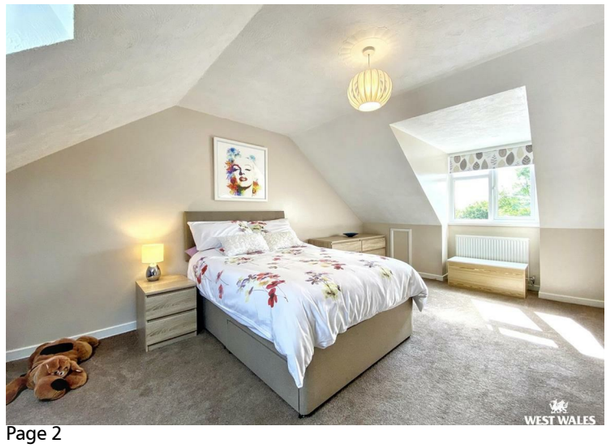
Upstairs, the property continues to impress with a modern family bathroom complete with a waterfall corner shower, bath, and stylish vanity unit. There are also three double bedrooms, offering comfortable and flexible living for a variety of needs. The property also benefits from UPVC double glazing and has oil central heating.

Externally, the property benefits from a mature and well-maintained garden, predominantly laid to lawn and home to a variety of established plants, shrubs, and trees, creating an attractive and peaceful outdoor environment. A patio area provides an ideal space for outside seating, perfect for relaxing or entertaining during the warmer months. A detached garage offers secure storage, while the driveway and additional parking area provide ample off-road parking for several vehicles.

Combining coastal charm with contemporary living, this exceptional home must be viewed to be fully appreciated.

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

From the Tenby office exit the town heading out towards Kilgetty on the A478. On reaching Kilgetty roundabout take the forth exit signposted Carmarthen A477. Follow this road for approximately 6.5 miles to Red Roses. On entering the village take the right turn signposted Pendine B4314. Follow this road in to Pendine and along the sea front, continue towards Llanmiloe. Just before entering the village, the shared driveway is on the left hand side. What/Three/Words:///recitals.handicaps.hotels

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