



10 Pentle Close, Pentlepoir, SA69 9BY

Offers in Region of £299,995

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10 Pentle Close

Pentlepoir, Saundersfoot

This deceptively spacious three-bedroom detached bungalow is set within a highly sought-after residential development, offering an excellent opportunity for families or those seeking a comfortable retirement home. The property features a well-designed layout that includes a generous living area, a functional kitchen, three well-proportioned bedrooms, and a family bathroom. While the bungalow is ready for immediate occupation, it would benefit from selective upgrading, allowing buyers to add their own personal touch and further enhance its appeal.

The outside space complements the accommodation perfectly, with a small, gently sloping lawned area to the front and a paved pathway leading to the rear garden. The level rear garden is mainly laid to lawn, creating a safe and attractive environment for children or pets, and features a small paved patio area that is ideal for outdoor dining or relaxation. Mature trees provide a sense of privacy and shade, while a water tap attached to the rear elevation adds convenience for gardening enthusiasts.

This bungalow offers flexible accommodation and is a property worthy of an early inspection.



Situation

Conveniently located within a pleasant residential cul-de-sac known as Pentle Close, benefitting from excellent accessibility onto the A478 roadway. The small village of Pentlepoir offers a range of local services and amenities and the A478 roadway provides easy access to the popular coastal resorts of Tenby and Saundersfoot. The nearby village of Kilgetty has the benefit of an extensive range of services and amenities including a convenience store, post office, doctor's surgery, pharmacist, primary school, Hyundai garage, supply stores, information centre, public houses, restaurants, children's play area and a sports club. Kilgetty also has the benefit of a train station which provides a connecting service to the town of Carmarthen and the village lies within half a mile or so of the A477 (St Clears to Pembroke Dock) main road. The larger towns of Pembroke Dock and Haverfordwest both offer a comprehensive array of commercial, educational and recreational facilities.

Entrance Hallway

With radiator and doors leading to:

Cloak Room

Incorporating a W.C., wash hand basin, radiator, window to the rear and a wall mounted 'Dimplex' heater.

Living Room

19' 3" x 12' 10" (5.88m x 3.92m)
Sliding patio doors lead to the rear garden, whilst the focal point of the room being the feature brick fireplace with electric inset. Window to the side, radiator and open plan access to:

Dining Area

10' 0" x 9' 10" (3.04m x 2.99m)
A window overlooks the rear garden with radiator and door to:

Kitchen

11' 11" x 9' 9" (3.62m x 2.97m)
Overlooking the side and comprising a range of base and wall mounted units with complimentary work surface above, incorporating a stainless-steel sink and drainer unit, four ring gas hob with hood above, built in 'Lamona' oven and separate grill. Radiator, door to the side and door to:

Utility Room

9' 11" x 4' 11" (3.03m x 1.50m)
Incorporating a stainless-steel sink and drainer unit, tiled splashbacks, plumbing for an automatic appliance, tumble dryer outlet and space for a freestanding fridge/freezer.

Inner Hallway

Comprising a built-in hanging cupboard, built in shelved airing cupboard with radiator and doors to:

Bedroom 1

9' 6" x 10' 5" (2.90m x 3.17m)
Double room overlooking the fore with radiator and built in wardrobe. Sliding door to:

En-Suite

9' 8" x 2' 6" (2.94m x 0.75m)
Comprising a shower cubicle with 'Mira Zest' attachment, W.C., free standing wash hand basin, partly tiled walls and window to the fore.

Bathroom

6' 9" x 6' 11" (2.05m x 2.10m)
Affording a W.C., wash hand basin, bath, partly tiled walls, stainless steel heated towel rail, window to the side and a wall mounted 'dimplex' heater.

Bedroom 2

12' 0" x 9' 10" (3.66m x 3.00m)
Overlooking the fore with radiator and built in wardrobe.

Bedroom 3

9' 6" x 9' 11" (2.89m x 3.03m)
Overlooking the fore with radiator.

Externally

A small gently sloping lawned area is seen to the fore and a paved pathway leads to the rear garden. The level rear garden is mainly laid to lawn and includes a small paved patio area and three mature trees. A water tap is attached to the rear elevation. From the estate road a tarmacadam driveway provides off road parking and leads to the attached garage (2.76m x 5.55m) which includes an up and over door, concrete floor, loft access, window to the rear, power and light connection and also houses the mains gas fired ‘Worcester’ central heating boiler. Off road parking also available to the fore of the property.

Utilities & Services

Heating Source: Mains Gas

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax: E

EPC: D

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///behalf.relishing.classmate

Directions

From Narberth, travel due south along the A478 passing through Templeton and down to the Kilgetty roundabout. Travel straight over into Pentlepoir and pass the Chinese restaurant (Dragon Palace) on your right, then turn right into Pentle Close where number 10 is found straight ahead on the left hand side identified by our JJMorris for sale sign.

Broadband Availability

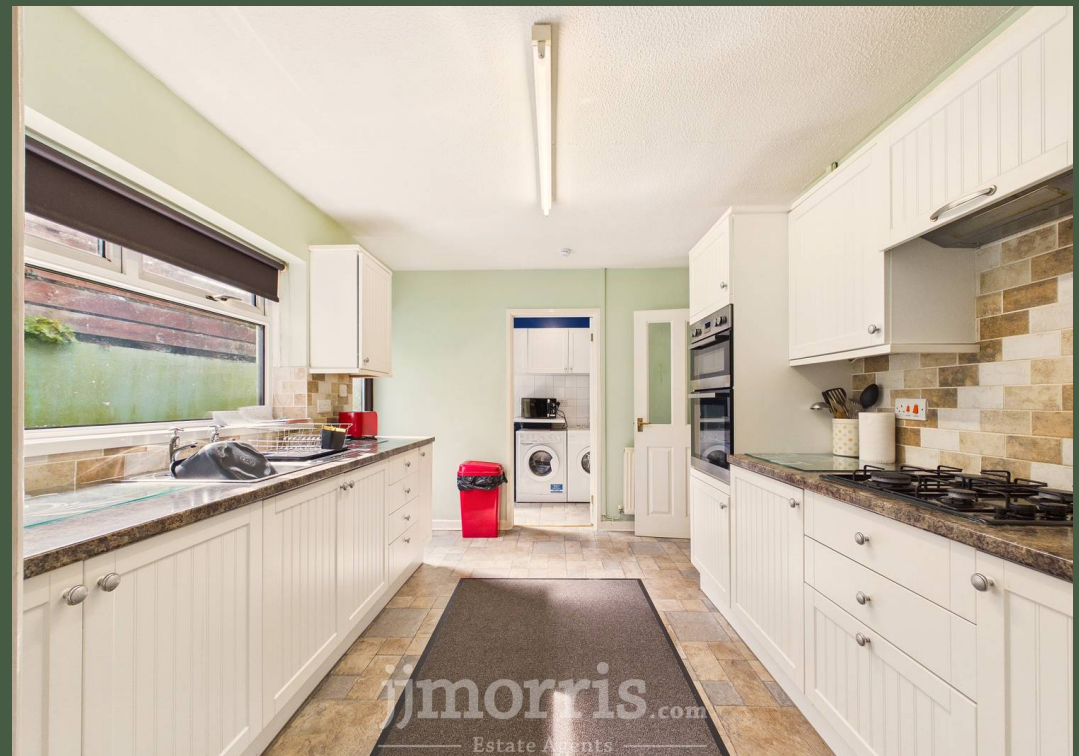
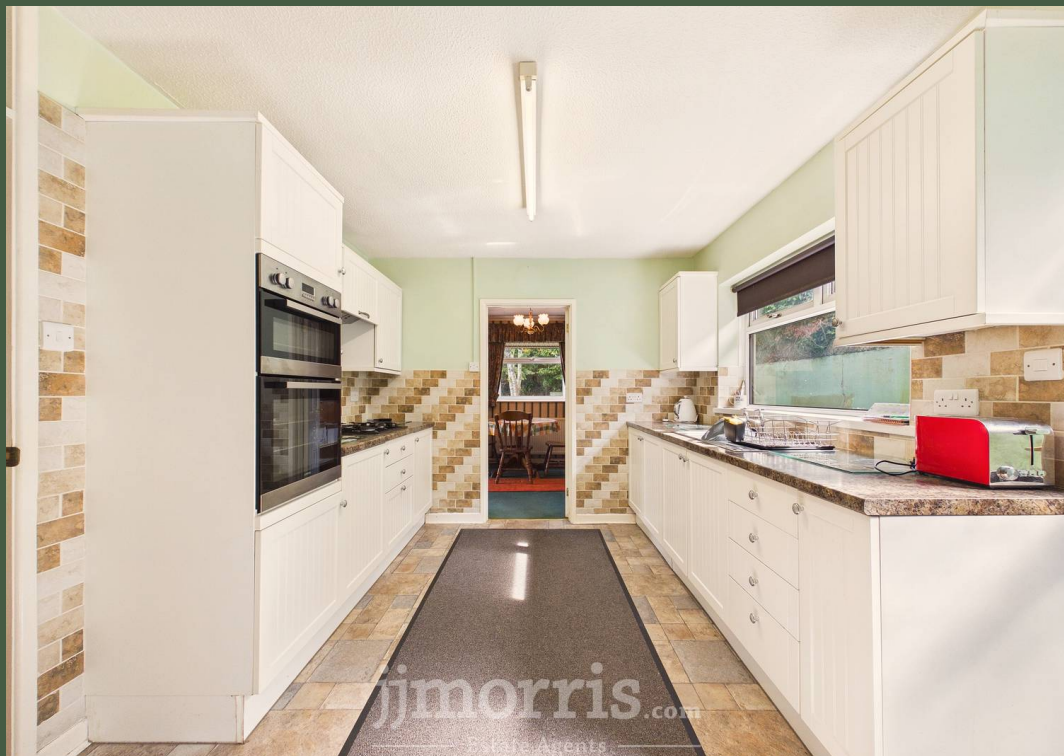
According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.6mbps upload and 4mbps download and Superfast 18mbps upload and 70mbps download. Please note this data was obtained from an online search conducted on [ofcom.org.uk](https://www.ofcom.gov.uk) and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage EE Voice - Likely & Data - Likely Three Voice - Likely & Data - Likely O2 Voice - Likely & Data - Likely Vodafone Voice - Likely & Data - Likely Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on [ofcom.org.uk](https://www.ofcom.gov.uk) and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Anti Money Laundering and Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.











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