

5 Coppins Park, Pentlepoir, Pembrokeshire  
SA69 9BR

Tel: 01646 562387

Mobile: 07821282534

info@pembrokeshireproperties.co.uk

**PEMBROKESHIRE  
PROPERTIES**  
ESTATE AGENTS



**5 Coppins Park, Pentlepoir, Tenby, Pembrokeshire**

**SA69 9BR**

**Offers Over £185,000**

**A well presented 2 bedroom ,End of terrace property with allocated parking & low maintenance rear garden. Located just 4 miles from Tenby.**

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Telephone: Landline: 01646 562387 Mobile : 07821282534

Registered office address :71 -75 Shelton Street, Covent Garden, London UK. WC2H 9JQ

Registration number:13486480



- FREEHOLD
- POPULAR VILLAGE LOCATION JUST 4 MILES FROM TENBY
- 2 DOUBLE BEDROOMS
- WELL PRESENTED AND MODERNISED THROUGHOUT
- LOW MAINTENANCE REAR GARDEN
- ALLOCATED UNDERCOVER CAR PORT WITH STORAGE

### Information about the property

A fantastic opportunity to purchase this great First Time Buyer property or Family holiday home located in the popular village of Pentlepoir just 3 miles from Saundersfoot and 4 miles from Tenby. This 2 bedroom end terrace property is deceptively large, well presented and modernised. The property has had recently tiled wood effect flooring laid throughout the ground floor. Upstairs there is a recently fitted bathroom which has also been completely tiled and executed to an exceptionally high standard. The property comprises of a spacious living room, which overlooks the rear garden through its French doors and glazed window making it a very bright and airy room. Overlooking the front of the property is the modern enclosed kitchen with white gloss fitted units, black work-tops and stainless appliances. Conveniently placed to the left of the entrance hallway is the downstairs WC and large storage closet. Moving upstairs to the first floor you have a large double master bedroom followed by the second double bedroom and recently fitted family bathroom. Externally the fenced rear garden is not overlooked and of low maintenance with block paving and a shrubbed border. The front of the property is set back from the road and equally isn't overlooked and has a view of the countryside beyond. The property has an allocated undercover car port with storage above. Viewing is highly recommended as this is a turn key property which requires very little maintenance and its neutral décor, modernised bathroom and kitchen with the tiled flooring sets this property apart. Located on the A478 this property is close to popular coastal towns with ease of access to the main trunk road to and from Pembrokeshire, ideal for those commuting locally or using the property as their holiday base. It would make a fantastic holiday home for a family wanting to use for their own personal use, first time buyer or someone looking to downsize.



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### Living Room

4.51m x 3.31m (14'10" x 10'10")

Bright airy room with a view overlooking the rear of the property, recently fitted wood effect tiled flooring, 2 ceiling lights, double glazed French doors UPVC glazed window, radiator.

### Kitchen

2.96m x 2.10m (9'9" x 6'11")

White gloss fitted kitchen units set in a U shape layout with black worktops and stainless steel appliances, tiled flooring, downlighters.

### WC

1.88m x 1.10m (6'2" x 3'7")

WC with hand basin, ceiling light.

### Hallway Storage cupboard

1.10 x 1.10 (3'7" x 3'7")

### Bedroom One

4.49m x 3.33m (14'9" x 10'11")

### Bedroom Two

3.01m x 2.26m (9'11" x 7'5")

### Bathroom

2.11m x 1.90m (6'11" x 6'3")

Recently fitted bathroom, with modern P shape bath with fitted shower screen, Low level toilet and wall hung vanity unit. Tiled throughout, downlighters.



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#### EXTERNALLY

Low maintenance rear garden, fenced all round with side access gate, block paved with shrubbed border.

Allocated undercover car port with storage above.

#### SERVICES

We are advised all mains services are connected to the property.

#### EPC RATING- B

#### COUNCIL TAX BAND- C

#### VIEWINGS

Strictly by appointment only with a member from Pembrokeshire Properties Estate Agents Ltd 01646 562387

#### GENERAL NOTE

All information used for marketing material has been provided and advised to us by the legal property owner. Floorplans and dimensions are approximates and may differ. All interested parties should satisfy themselves with the information.



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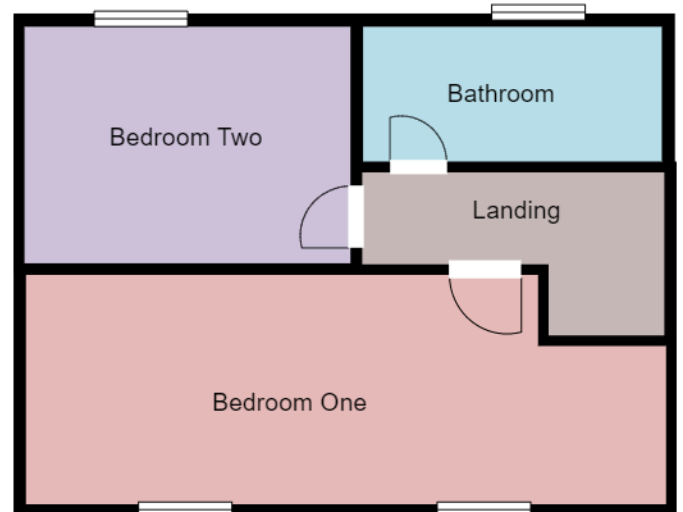
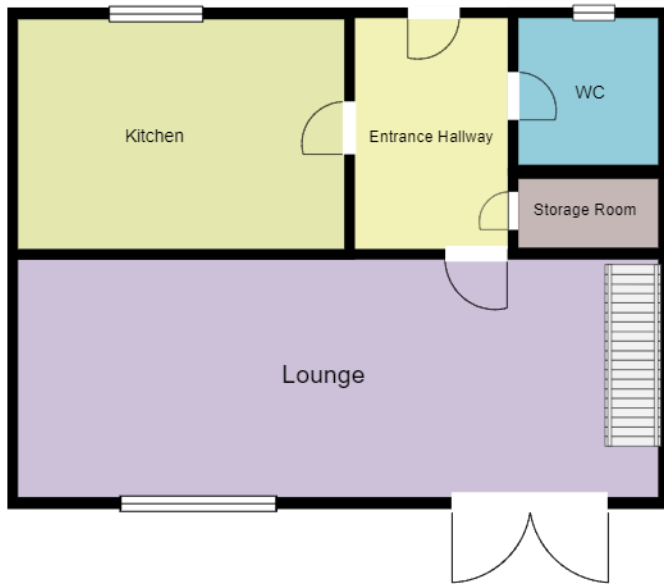
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### Property Floorplan



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