

*A well positioned 3 bedroomed detached bungalow with garage in sizeable plot on edge of popular Pembrokeshire village.*



Windermere, 4 Lime Grove, Tavernspite Whitland Pembrokeshire. SA34  
0NG.

£220,000

R/4260/AM- GUIDE PRICE - O.N.O.

\*\*\*Windermere is a traditionally built detached 3 bedroomed bungalow.\*\*\* in South Pembrokeshire within several miles of the South Pembrokeshire coast and popular resorts.\*\*\* The property is double glazed and oil fired centrally heated.\*\*\* Offering comfortably sized accommodation providing, hall, good sized lounge, kitchen with fitted units, 3 bedrooms and family bathroom.\*\*\* Detached garage. \*\*\* Private gated drive and off-street parking and patio areas.\*\*\*



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## Location

Taverspite is a popular rural village with junior school, 7 miles from St Clears on the A40 and 10 miles North of Tenby and within 6 miles of Narberth and Whitland towns.

## Description

The property is comfortably size and enjoys a pleasant rural aspect in an edge of village location. The property provides the following accommodation:-



## Reception Hall

UPVC entrance door to front reception hall. Inner hall with loft access above and airing cupboard off.

## Lounge

5.12m x 3.6m (16' 10" x 11' 10") with bay window, stone

fireplace.



## Kitchen

2.9m x 2.6m (9' 6" x 8' 6") opening to 4.6m x m (15' 1" x 0' 0") max. Fitted floor and wall cupboards with fan oven, 4 ring electric hob, extractor fan and single drainer sink unit, oil central heating boiler (not tested) side UPVC entry door to garden and patio area to side.



## Inner Hall

provides access to the following accommodation.

## Bedroom 1

3.4m x 2.7m (11' 2" x 8' 10") with radiator.

## Bathroom

1.9m x 1.6m (6' 3" x 5' 3") with low level flush w.c., pedestal wash hand basin, panelled bath with Triton electric shower over.

## Bedroom 2

3.3m x 2.6m (10' 10" x 8' 6") with radiator.

**Bedroom 3**

3.3m x 2.3m (10' 10" x 7' 7") with radiator.

**Detached Garage /Externally**

18' 0" x 9' 0" (5.49m x 2.74m) ) With up and over door.  
Tarmacadamed driveway, gated with off-street parking, concrete paths surrounding, gardens to front sides and rear with patio area to rear.

**VIEWING**

VIEWING: Strictly by prior appointment only. Please contact our Carmarthen Office on 01267493444 or [carmarthen@morgananddavies.co.uk](mailto:carmarthen@morgananddavies.co.uk)

All our properties are also available to view on our FACEBOOK Page - [www.facebook.com/morgananddavies](http://www.facebook.com/morgananddavies). Please 'LIKE' our FACEBOOK Page for new listings, updates, property news and 'Chat to Us'.

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**TENURE AND POSSESSION**

We are informed the property is of Freehold Tenure and will be vacant on completion.

No onward chain.

The property is listed under the Local Authority of Pembrokeshire County Council. Council Tax Band - D

**MONEY LAUNDERING REGULATIONS**

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate

examples include Passport/Photo Driving Licence and a recent Utility Bill. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.

**IMPORTANT ADDITIONAL NOTE**

The property is being marketed for sale on behalf of Joint LPA Receivers and therefore no warranties, representations or guarantees are given or will be given in respect of the information in this brochure or any matter relating to the property, including VAT. Any information provided is provided without liability for any reliance placed on it and the Receivers are acting without personal liability. The Receivers are not bound to accept the highest or any offer.

**Services**

Mains water, mains electricity, Mains Drainage, oil fired central heating. Double glazing and BT Telecom connection and broadband.

### Directions

The property is best approached taking the A40 to St Clears from Carmarthen, take the Tenby road A477 and continue to Red Roses turning off onto the B4315 and heading North toward Princes Gate and Tavernspite. Once reaching Tavernspite turn left, continuing on the B4314 and then immediately left again towards to junior School. After passing the school the property will be seen above the road on the right hand side.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

For further information or to arrange a viewing on this property please contact :

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