

Twmbarlwm  
Tenby Haytor Gardens Pembrokeshire

Guide £895.00 - £1750.00 per week



# Twmbarlwm

Tenby Pembrokeshire

Twmbarlwm is a beautiful, 5 star, exclusive detached holiday home. The house is situated at the end of a quiet cul-de-sac and is surrounded by mature woodland. Set in large south facing private gardens only a 15 minute walk to Tenby Town and the beaches.

## Services

Mains electricity, mains drainage, mains water, mains gas.

## Tenure

Council tax  
Band B

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(92-100) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England, Scotland & Wales <small>EU Directive 2002/91/EC</small>		England, Scotland & Wales <small>EU Directive 2002/91/EC</small>	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

**Hallway** (23' 0" x 10' 0" Max) or (7.0m x 3.05m Max)

**Kitchen** (9' 11" x 13' 10") or (3.03m x 4.21m)

**Dining Room** (12' 4" x 13' 11") or (3.76m x 4.23m)

**Generous Lounge** (15' 7" x 16' 5") or (4.75m x 5.0m)

**Front Reception Room** (7' 8" x 10' 8") or (2.34m x 3.26m)

**Shower Room** (7' 1" x 7' 5") or (2.15m x 2.25m)

**Utility Room** (7' 1" x 7' 4") or (2.17m x 2.24m)

**Master bedroom with en-suite** (15' 7" x 16' 5") or (4.75m x 5.00m)

**Bedroom 2 with en-suite** (11' 10" x 14' 1") or (3.60m x 4.30m)

**Bedroom 3** (10' 5" x 10' 10") or (3.17m x 3.30m)

**Bedroom 4** (9' 11" x 10' 8") or (3.03m x 3.25m)

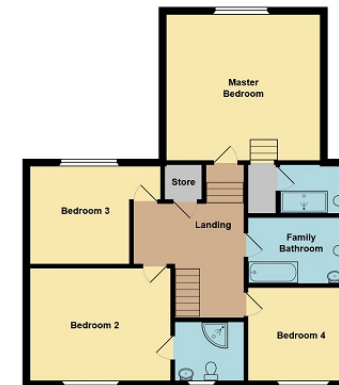
**Bathroom** (6' 11" x 10' 8") or (2.10m x 3.26m)

## General Information



Ground Floor

All measurements are approximate and for display purposes only



First Floor



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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.