

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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. Property has mains gas, mains drainage and mains water

COUNCIL TAX: Band B

ADD/ESL/03/25/DRAFT

FACEBOOK & TWITTER

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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

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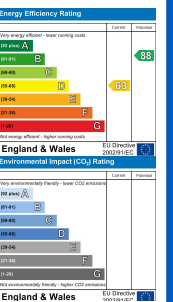


## 25 Bartletts Well Road, Sageston, Tenby, Pembrokeshire, SA70 8SW

- Semi-Detached House
- Off Road Parking
- Shower Room
- Village Location
- Gas Heating And Double Glazing
- Two Double Bedrooms
- Beautifully Presented
- Garden Backing Onto Field
- Close To Village School
- EPC Rating: D

£185,000

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*The Agent that goes the Extra Mile*





Beautifully Presented 2-Bedroom Semi-Detached Home – Bartletts Well Road, Sageston

Located in the popular residential area of Bartletts Well Road, Sageston, this beautifully presented two-bedroom semi-detached home is perfect for first-time buyers or investors. The layout of the property comprises of a living room, kitchen fitted with modern units and integral appliances, two double bedrooms and a shower room. Gas central heating and double glazing provide comfort and efficiency.

Externally, the property benefits from a spacious driveway with off-road parking for two vehicles. To the rear, a well-tended garden backs onto open fields, offering a lovely outlook from the garden and rear facing bedroom!

This charming home combines convenience, style, and a fantastic location—don't miss the opportunity to make it yours. Contact us today to arrange a viewing.

Sageston and Carew are popular for its magnificent castle, Celtic Cross and tidal mill. It is a popular destination for both visitors and locals alike. Nearby local amenities include: convenience store, public house, primary school, church and playing field with park. The property is located between Tenby/Saundersfoot and Pembroke/Pembroke Dock, where most everyday amenities are available.



DIRECTIONS

From our Tenby Office exit the town via the one-way system which will bring you to the green. Turn left on to Marsh Road and turn right at the leisure centre on to the B4318 heading towards Pembroke. At the roundabout take the 2nd exit sign posted Sageston following the road through the village and past the school, take the next turning on the left into Bartletts Well road, follow the road up and the property will be found on the right hand side. What3Words: hockey.jetliner.paddock.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.