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*THE AGENT WITH THE
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7 St. Davids Close, Tenby, Pembrokeshire, SA70 8BT

- Detached
- Landscaped Gardens
- Driveway Parking & Garage
- Contemporary Kitchen
- Four Bedrooms
- One Bed Annex / Home Office with Facilities
- Immaculately Presented
- EPC: D

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.

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We Say...

This immaculately presented detached house is located on the periphery of Tenby town, within walking distance to many independent shops, cafes, restaurants, and of course Tenby's idyllic beaches. Camaret offers versatile accommodation throughout, and is designed with modern living in mind. Situated in a cul-de-sac position, the property would make a brilliant family home, and even boasts its very own one bedroom annex in the garden.

Upon entering the property, you are greeted by a welcoming entrance hallway with a cloakroom. The ground floor accommodation comprises of; a modern walk-in shower room with electric underfloor heating, an open plan contemporary kitchen/dining room, with a high-quality fitted kitchen with granite worktops, breakfast bar, and integral appliances including a built in Nef oven and 5 burner gas Nef hob. Complete with engineered oak flooring, there are patio doors which benefit from the views of the beautifully maintained gardens. There is also a utility room leading off the kitchen with plumbing for a washing machine, and integral access to the garage. The living room is fitted with as gas fire, laminate flooring and has patio doors overlooking the mature gardens.

On the first floor is a generous landing progressing on to a master bedroom with ample storage, and three further double bedrooms. The modern family bathroom is fitted a bath tub, and has a separate shower cubicle with overhead shower head, fully tiled with bamboo flooring. The property has been significantly updated by the current vendors creating a stylish contemporary finish. The property also benefits from UPVC double glazing and gas central heating.

Externally, a driveway to the front provides ample off road parking and access to an adjoining garage providing either further parking or handy work/storage space. At the rear of the property is a patio seating area. The garden is predominantly laid to lawn with matured shrubs and bursts with colour which is perfect for alfresco dining. The lawned garden also accommodates a self contained one bedroom cedar lodge with LPG central heating, bathroom with shower cubicle and living/kitchen/diner area with fridge, cooker and induction hob. The lodge was built as an annex to the house and has full planning permission to use as extra accommodation, home office or garden room.

Tenby is a popular seaside resort with iconic harbour, many shops, restaurants, amenities and its famous championship golf course. The beautiful coast and countryside of the Pembrokeshire Coast National Park provide further leisure and tourism opportunities, with many more sandy beaches within easy driving distance. Slightly further afield is the well known Pendine Sands and the Town of Carmarthen with its shopping precincts and Cinema, Main Line Railway Station and great links to the M4.



DIRECTIONS

From our Tenby office head out of Tudor Square along the Norton which runs along side the North Beach. Take the second left into St Johns Hill and follow it to the end T-junction. Turn right, then immediately left into Haywood lane. Follow this road up past the secondary school on your left and then opposite the primary school on the your right there is a left turning into St David's Close. Follow the road round to the left, where you will find the property on the left-hand side. What3Words reference: ///crawling.risking.verb

GENERAL INFORMATION

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.
TAX: Band F

We would respectfully ask you to call our office before you view this property internally or externally

JETH/JETH/06/24/OK

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AERIAL VIEW



