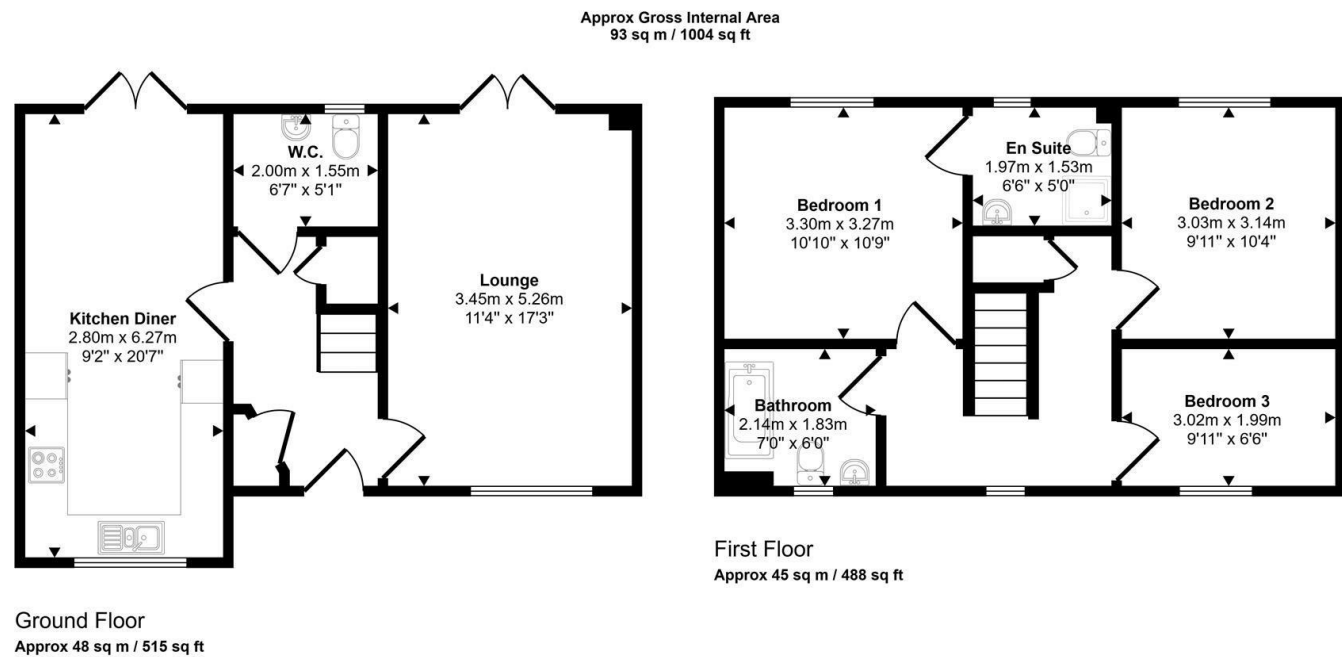




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

VIEWING: By appointment only via the Agents.

TENURE: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Electric, Mains Water, Mains Drainage, Mains Gas

HEATING: Gas

TAX: Band E

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

ADD/ESL/08/25

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @WWProps

<https://www.facebook.com/westwalesproperties/>

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

7AJ

EMAIL: tenby@westwalesproperties.co.uk

TELEPHONE: 01834 845584

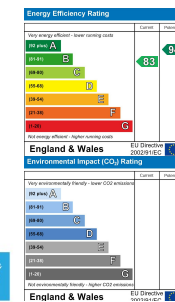


53 Cornfields Walk Cornfield Walk, Sageston, Pembrokeshire, SA70 8DS

- Detached Family Home
- Master Bedroom With En-Suite
- Beautifully Maintained
- Garden To Rear With Workshop
- Driveway Parking
- Three Bedrooms
- Open Plan Kitchen/Diner
- Gas Central Heating
- Valid LABC House Warranty
- EPC Rating: B

£310,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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The Agent that goes the Extra Mile





Welcome to 53 Cornfields Walk - a beautifully presented detached family home located in a sought after residential area in the popular village of Sageston. This property is within walking distance of a primary school, pub and has convenient access to the A477 for easy commuting.

The layout of the property briefly comprises of an entrance hall, living room and an open plan kitchen diner, both with French doors to the garden. On the first floor there is an open landing area with airing cupboard, progressing onto three bedrooms, the master with an en-suite shower room, and a family bathroom. The property is in a fantastic decorative order with modern kitchen and bathroom suites, gas central heating and double glazing. Built in 2021, it also retains a valid LABC House warranty.

Externally, there is a lawned frontage with planted gravel area giving endless curb appeal, and a driveway to the side providing off road parking for two cars. A pedestrian side gate leads through to the rear garden, which is also immaculately maintained with patio area which has a raised vegetable bed to the left hand side, mature bedding areas and a garden shed with ramped footpath for access.

This is an enviable family home in a pleasant village setting, viewing is highly recommended!

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. At the bend follow the road straight over, turn into Cornfields walk and turn left, where the property will be on the right hand side. What/Three/Words:///historic remodel imperious

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.