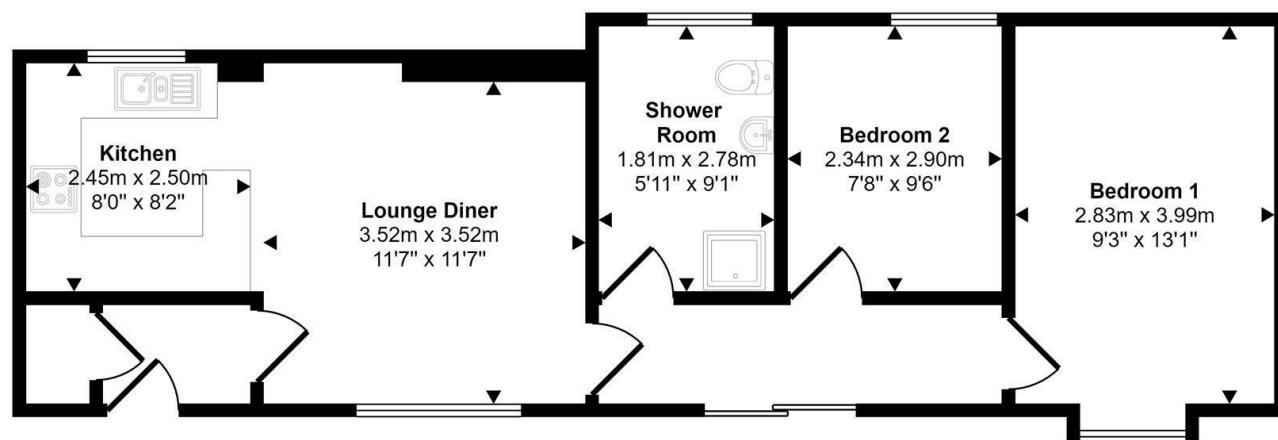


Approx Gross Internal Area
53 sq m / 572 sq ft



Floorplan

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 Leasehold
LENGTH OF LEASE: 999 years with 959 years remaining
ANNUAL GROUND RENT: £75
GROUND RENT REVIEW PERIOD: Every 33 years
ANNUAL SERVICE CHARGE AMOUNT: £ 0 (Service charge is 1/4 of estimated costs/expenses)
SERVICE CHARGE REVIEW PERIOD: [year]

SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'C'
HEATING: Electric

ref:AJL /LLE /MAR/24
TAKEONOK/28/03/24/LLE

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.

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

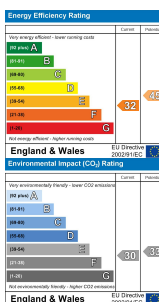


3 Parsonage Farm Flats St Florence, Tenby, Pembrokeshire, SA70 8LR

- Ground Floor Flat
- Living Room With Wood Burning Stove
- Contemporary Kitchen
- Holiday Let Potential
- Leasehold (999 years with 959 years remaining)
- Two Double Bedrooms
- Sought After Village Location
- Shower Room
- Outside Seating Area
- EPC Rating: F

Offers In Excess Of £165,000

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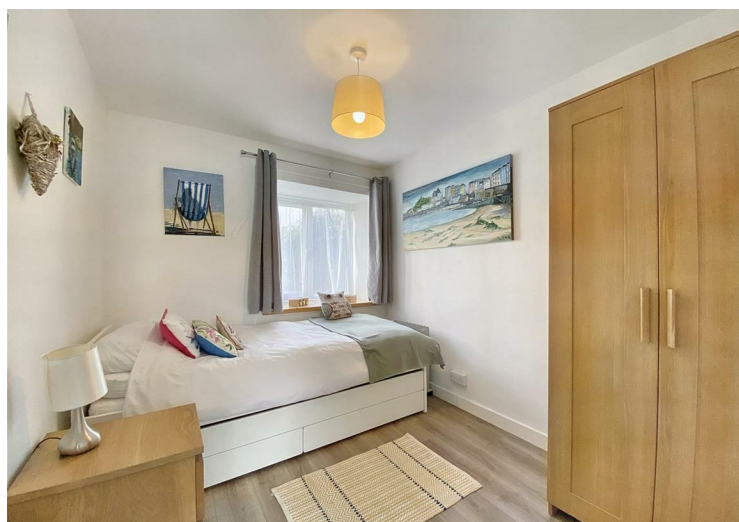
The Agent that goes the Extra Mile





A great opportunity to acquire this well presented leasehold ground floor flat in the sought after village of St Florence, just a short drive from the popular harbour town of Tenby. The property is within walking distance to village amenities including local shop, public house, primary school, and is surrounded by beautiful countryside walks. The accommodation of the property comprises of; entrance hallway with storage cupboard, living room with log burning stove and features a window bench seat, and a contemporary kitchen which is fitted with a range of modern appliances. A hallway leads through into the shower room and the two double bedrooms. The property boasts a neutral decor throughout with elements of classic country design, including the slate window sill in the kitchen, and partially exposed stone wall. It would make a great first time buy, holiday home, or investment property.

Externally, to the front of the property there is a patio area which provides space for outside seating, and can also be accessed via sliding patio door in the hallway. There is also an allocated parking space.



St Florence is a village of immense charm and past winner of the coveted Wales in Bloom trophy. There are many pretty cottages, one with a well-known architectural feature known as a Flemish chimney - the last surviving example of its kind in the area. It also has an interesting 13th-century church. The village comes equipped with school for all ages nearby, an array of welcoming pubs and a village playing field. St Florence is 3 miles inland from Tenby on the road towards Carew Castle. Close by are three of Pembrokeshire's biggest attractions, Manor House Wildlife Park, Heatherton Sports Park and The Dinosaur Park. In the village is Grandiflora garden Centre and Bramley's Tea Rooms.



DIRECTIONS

Leaving the Tenby office follow Marsh Road until reaching the turning just after Tenby Leisure Centre. Turn right following the road through Gumfreston. Passing Heatherton on your left, turn right next to Manor Wildlife Park following signs for St Florence. Entering the village turn right into the car park for the Parsonage Inn. The property is on the right hand side.
What/Three/Words:///egging.penned.clogging

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