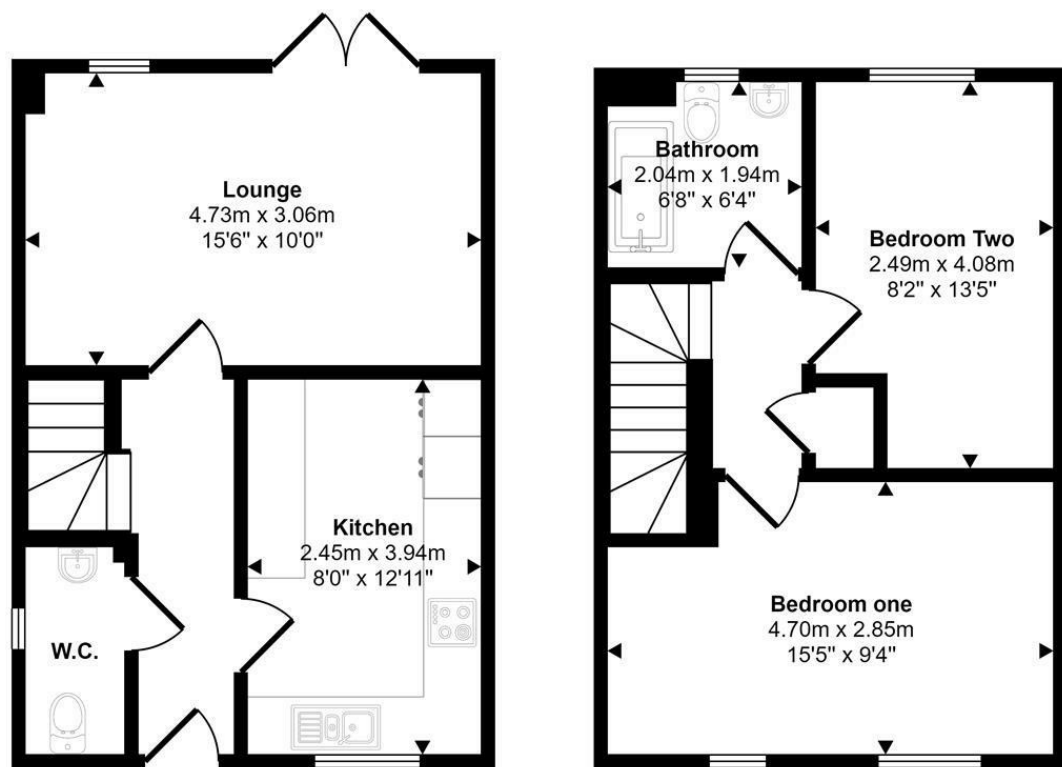


Approx Gross Internal Area
66 sq m / 713 sq ft



Ground Floor
Approx 33 sq m / 358 sq ft

First Floor
Approx 33 sq m / 355 sq ft

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.
COUNCIL TAX: Band 'A'

ref: /LLT / LKW / 24/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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

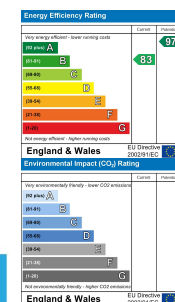


1 Cornfield Walk, Sageston, Pembrokeshire, SA70 8DS

- End Terrace House
- Two Double Bedrooms
- Parking for up to Four Cars
- New Build Timber Framed Property
- Village Location
- Living/Dining Room
- Modern Interior
- Rear Garden
- Ideal First Time Buy
- EPC Rating B

Offers In Excess Of £225,000

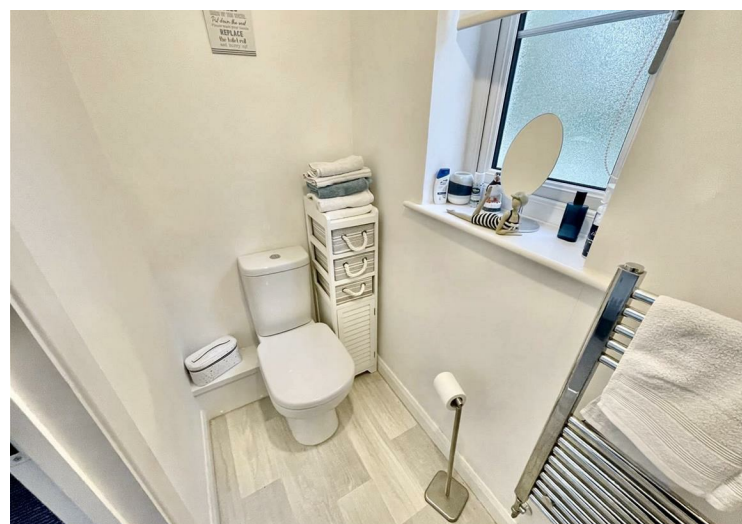
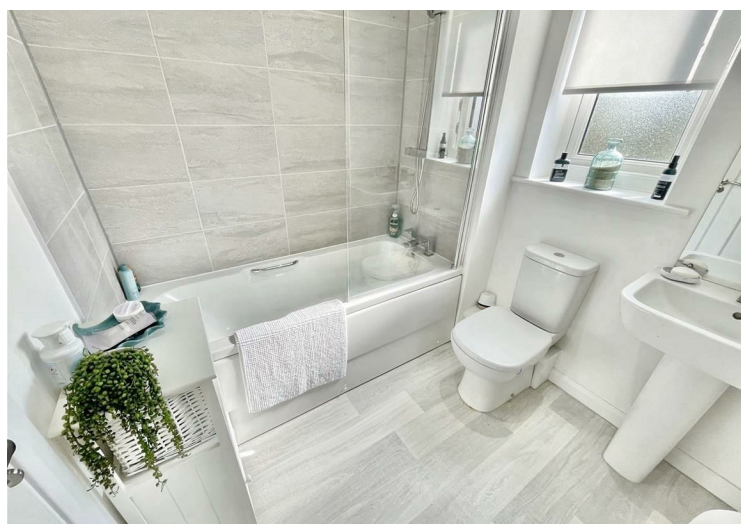
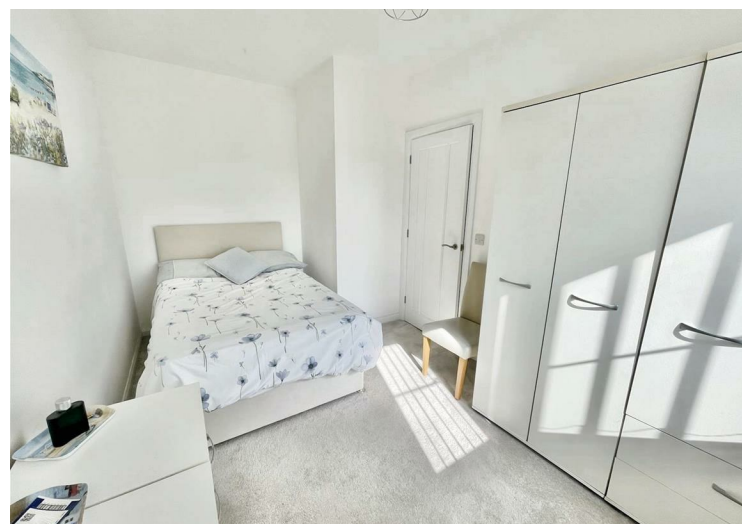
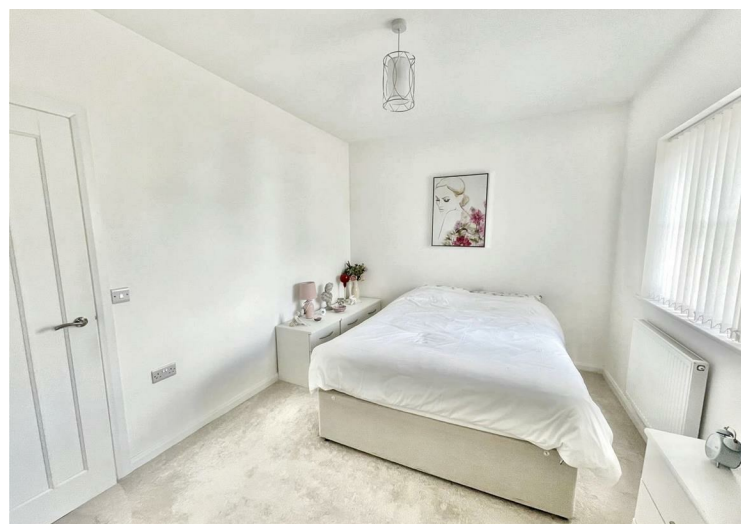
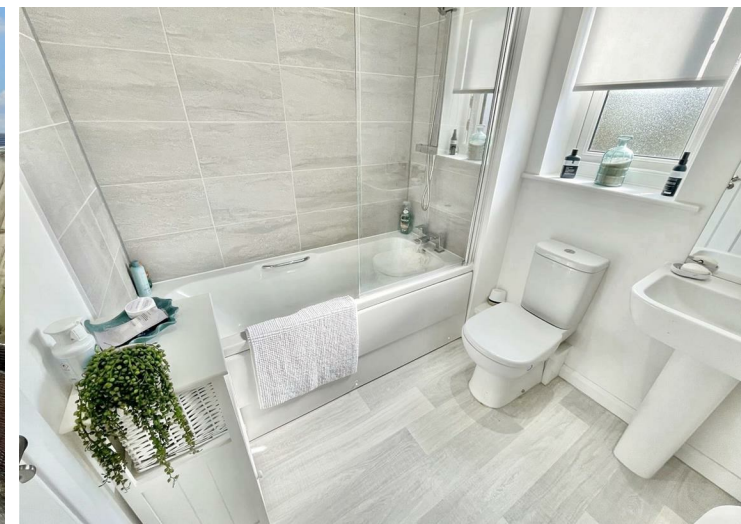
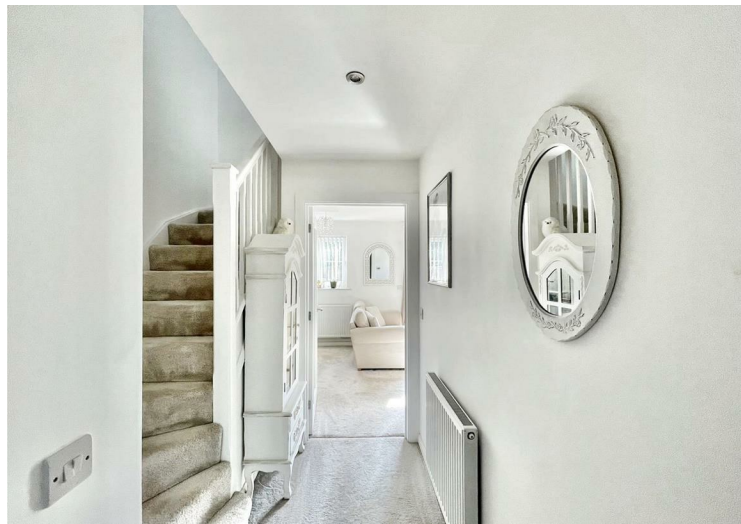
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The Agent that goes the Extra Mile





This beautifully presented, end terrace house is located in Cornfield Walk, Sageston. The home benefits from an entrance hall with a WC, a kitchen fitted with a range of modern units and integrated appliances and a living/dining room with French doors leading out to the garden. The first floor boasts two double bedrooms, a family bathroom and an airing cupboard providing extra storage space.

Externally, to the front of the property there is driveway parking for up to four cars, with a side access to the left hand side. To the rear, the garden boasts a paved patio area, leading on to a lawned garden area which is enclosed all round with a fence. This lovely home would make an ideal first time buy or investment property, due to its size, location and style. Viewing is highly recommended to appreciate what this home has to offer.

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 conveniently between Tenby/Saundersfoot and Pembroke/Pembroke Dock, where most everyday amenities are available. There are also a number of attractions nearby including Manor Wildlife Park and Heatherton activity park.



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 and the Cornfield Walk development will be on the left hand side. Turn left into Cornfield Walk and then bear left, the property will be located on the right hand side.

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