

Approx Gross Internal Area  
150 sq m / 1612 sq ft

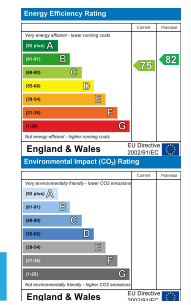


**1 Ferndale, Sageston, Tenby, Pembrokeshire, SA70 8SE**

- Detached House
- Cul-De-Sac
- Utility Room
- Ideal Family Home
- Gas Central Heating
- Four Bedrooms
- Dining Room With Garden Views
- Driveway Parking
- Village Location
- EPC Rating: C

**Offers Over £345,000**

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

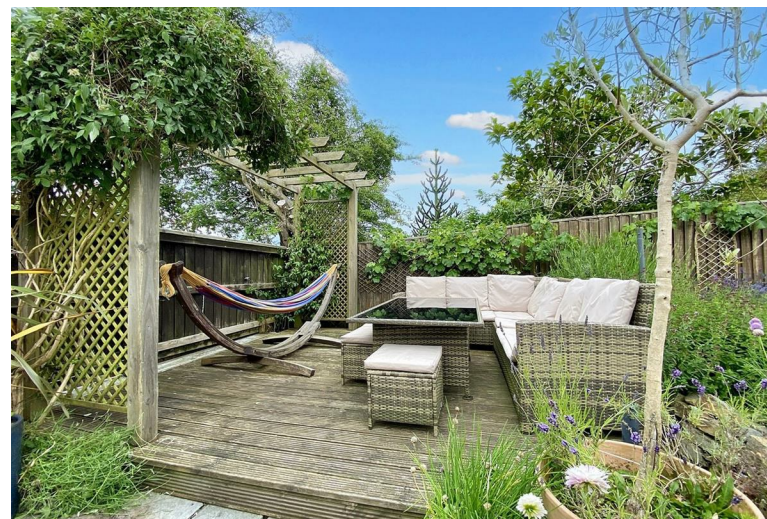


VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
COUNCIL TAX: Band 'E'  
HEATING: Gas

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



This delightful detached house is located in the sought after village of Sageston, just a short drive outside the popular harbour Town of Tenby. The property would make an ideal family home, offering a perfect blend of modern comfort and village tranquillity.

As you step inside, you are greeted by an entrance hallway which leads through into the living room, ideal for entertaining guests or simply relaxing with your loved ones. Double glass doors open into the dining room, which enjoys an outlook of the garden. The ground floor also accommodates a kitchen with utility, office space ( 3.52m x 2.68m ) and downstairs w/c. Upstairs provides three double bedrooms, including master with en-suite shower room, a further single, and an additional family bathroom. There is ample space for the whole family to unwind and enjoy.

Externally, there is driveway parking for up to four vehicles, ensuring convenience for you and your guests. Additionally, the garage has been converted to provide additional storage ( 1.6m x 2.68m ) and an internal room, ideal for an office space. There is a mature garden to the rear, home to a variety of plants, trees and shrubs. A decking area provides space for outside seating, and a patio area is ideal for dining al fresco during the summer months.



Situated in a peaceful cul-de-sac, this home offers a safe and quiet environment for you to enjoy. The village location adds to the charm, providing a sense of community while still being within reach of the beautiful coastal town of Tenby.

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, Ferndale will be on the right hand side. What/Three/Words:///gearbox.carpeted.pulps

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