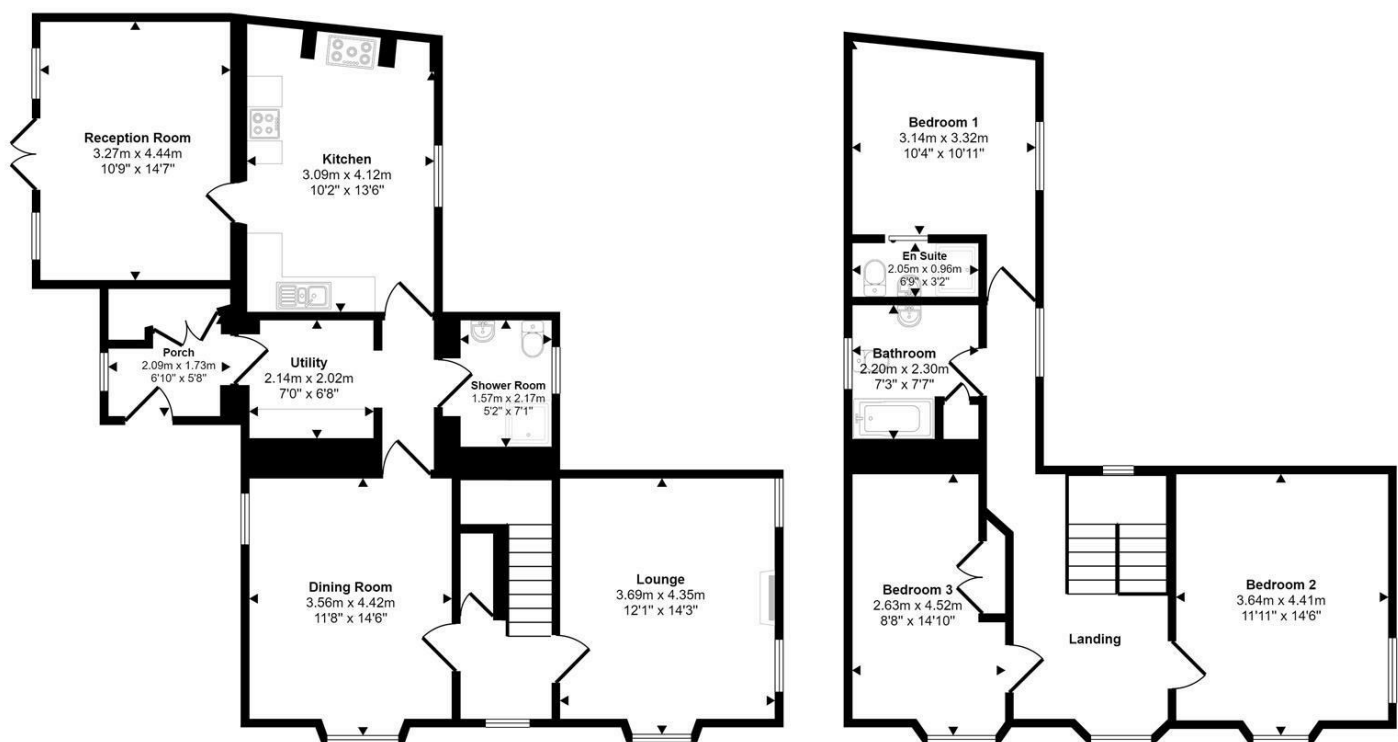


Approx Gross Internal Area
152 sq m / 1632 sq ft



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: Freehold
 SERVICES: We have not checked or tested any of the services or appliances at the property.
 Property has Mains Drainage, Mains Electric, Mains Water
 HEATING: heat pumps and solar panels
 TAX: F

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

ADD/ESL/09/24
 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

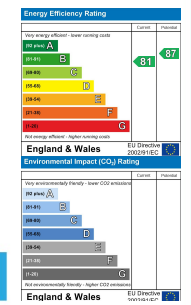


Tregoyr St. Florence, Tenby, Pembrokeshire, SA70 8LZ

- Semi-Detached House
- Two Bathrooms Plus En-Suite
- Off-Road Parking
- Rear Garden And Driveway Parking
- Heat Pump And Solar Panels
- Three Reception Rooms
- Three/Four Double Bedrooms
- Sought After Village Location
- Beautifully Presented With Original Character
- Rating: B

Offers In The Region Of £375,000

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



Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
 EMAIL: pembroke@westwalesproperties.co.uk

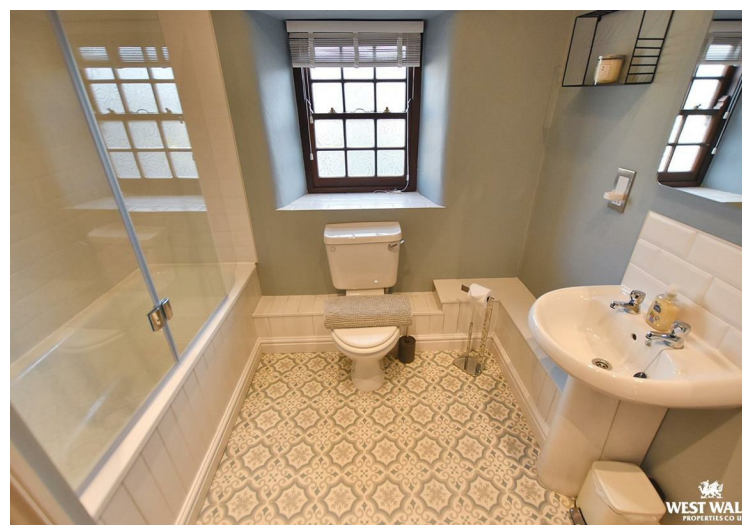
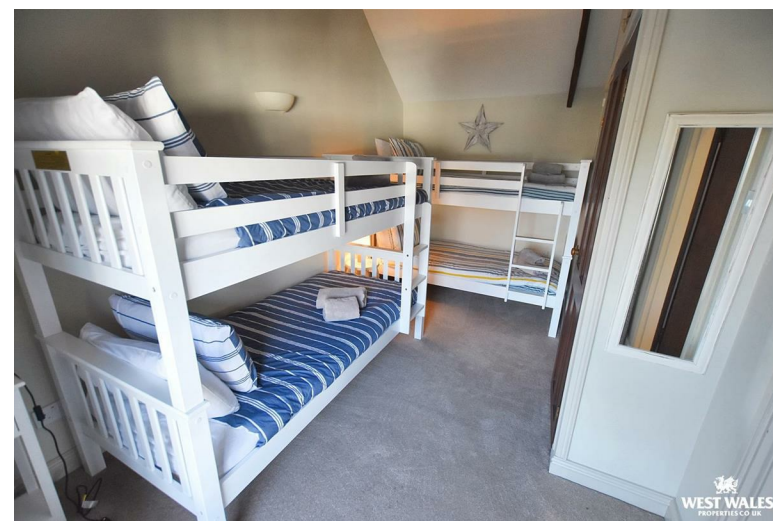
TELEPHONE: 01646 680006



Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71 4JS
 EMAIL: pembroke@westwalesproperties.co.uk TELEPHONE: 01646 680006

The Agent that goes the Extra Mile





This beautifully presented semi detached house is situated in the sought after village of St. Florence, just a 10 minute drive from Tenby Town. The accommodation comprises on the ground floor; kitchen fitted with a range of modern units and a central island, dining room, living room, playroom/fourth bedroom with double doors leading out to the garden, utility area and shower room. On the first floor the property boasts three double bedrooms, the master bedroom is served by an ensuite shower room and there is a further family bathroom. The property retains many character features, including original tiled flooring in the hallway, exposed stonework and vaulted ceilings with exposed beams in the bedrooms. Privately owned solar panels provide reduced energy bills, and the heating is served by a heat pump.

Externally, to the side of the property there is off-road parking for up to three vehicles leading to a lawned garden area which is also accessible from the patio doors in the playroom/fourth bedroom.

With the added appeal of no onward chain, this property must be viewed to appreciate!

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

From our Tenby office proceed back up the high street passing the church on the left hand side. Take the second left down St Johns Hill. At the T junction turn right and then turn immediately left onto Heywood Lane. At the T junction turn right and head towards Sageston. After approximately 4 miles turn left just after Manor house signposted St Florence. Proceed into the village and follow the one way system round, then turn left and head up the hill. The property will be on your right. What3words: signified.headsets.gossip.

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