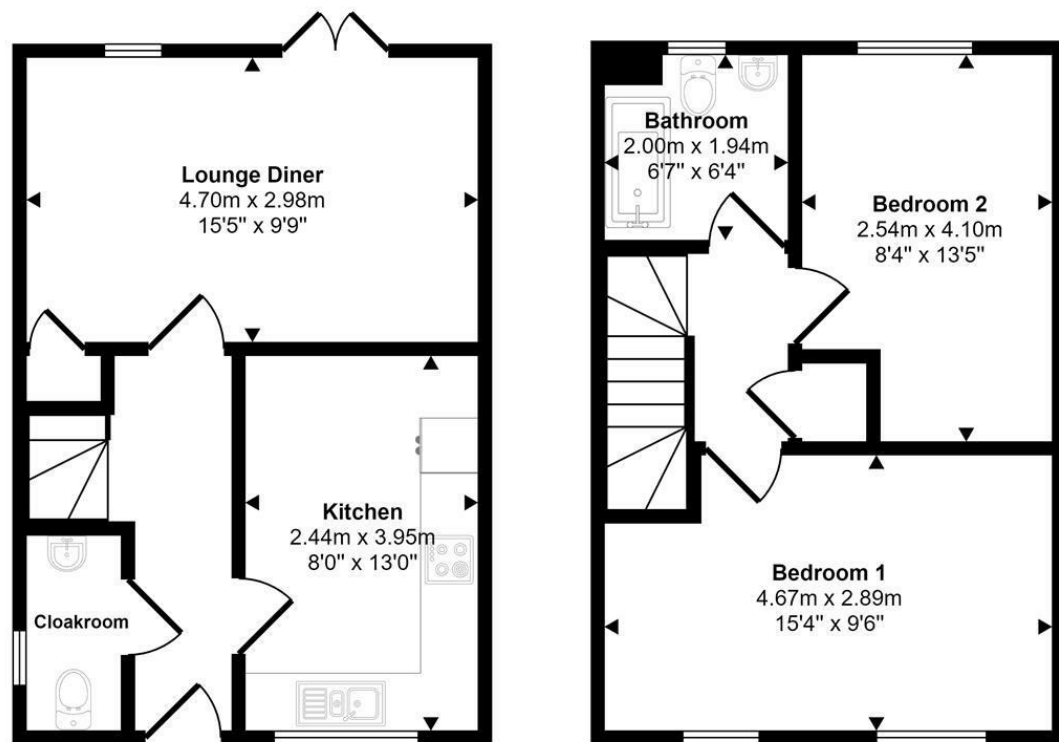


Approx Gross Internal Area
67 sq m / 716 sq ft



Ground Floor
Approx 33 sq m / 359 sq ft

First Floor
Approx 33 sq m / 358 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 'C'
HEATING: Gas

ref: AJL/LLE/FEB/24
TAKEONOK/24/02/24/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

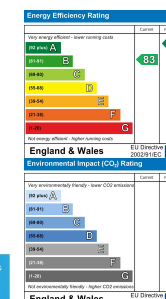


21 Cornfield Walk, Sageston, Tenby, Pembrokeshire, SA70 8DS

- Semi-Detached House
- Contemporary Kitchen
- Downstairs W/C
- Family Bathroom
- Driveway Parking
- New Build
- Living/Dining Room
- Two Bedrooms
- Enclosed Rear Garden
- EPC Rating: B

Offers In Excess Of £225,000

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The Agent that goes the Extra Mile





This immaculately presented semi-detached house built of timber framed construction was completed in 2022. Situated in the sought after cul-de-sac development of Cornfield Walk, the property would make a great investment and is ideal for a first time buyer. The ground floor accommodation of the property comprises; of entrance hallway with downstairs cloakroom, contemporary gloss kitchen fitted with a range of modern appliances, and living/dining room with patio doors opening out onto the rear garden. The first floor provides a family bathroom, and two bedrooms, with the landing also offering a built in storage cupboard, with further storage also available under the stairs, and in the loft. With a neutral decor throughout, the property also benefits from gas central heating! Viewing is highly recommended to appreciate all the property has to offer!

Externally, to the front of the property there is a lawned area, driveway parking for two cars, with a paved pathway leading up to the front door with porch overhang. The rear provides a fenced enclosed lawned garden, benefiting from gated side access, and a patio area providing space for outside seating.



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.

What/Three/Words:///measuring.buzzards.permanent

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