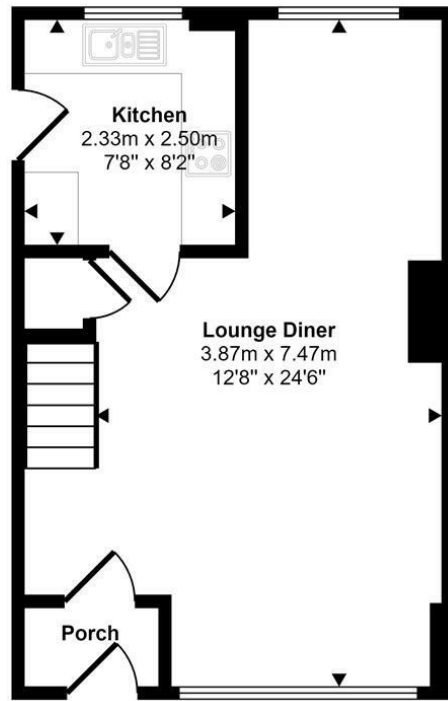
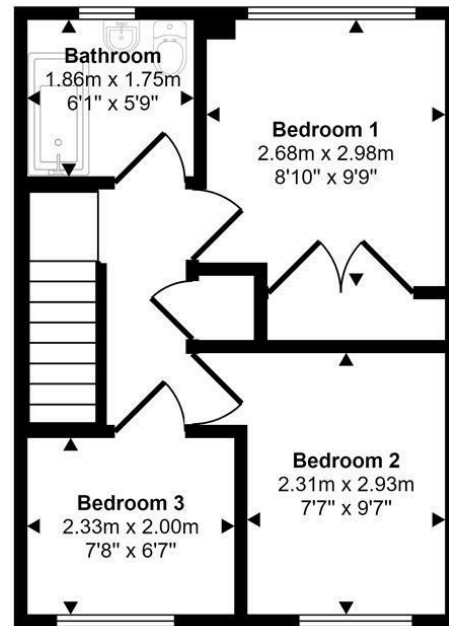


Approx Gross Internal Area  
66 sq m / 708 sq ft



Ground Floor  
Approx 34 sq m / 368 sq ft



First Floor  
Approx 32 sq m / 341 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/ APR/24

TAKEONOK/25/04/24/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](mailto:tenby@westwalesproperties.co.uk)

TELEPHONE: 01834 845584

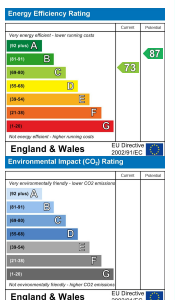


### Conifers, 21 Hop Gardens Road, Sageston, Tenby, Pembrokeshire, SA70 8SF

- Semi-Detached House
- Modern Kitchen
- Family Bathroom
- Detached Garage
- Gas Central Heating And Double Glazing
- Open Plan Living/Dining Room
- Three Bedrooms
- Front And Rear Garden
- Well Presented
- EPC Rating: C

O.I.R.O £215,000

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

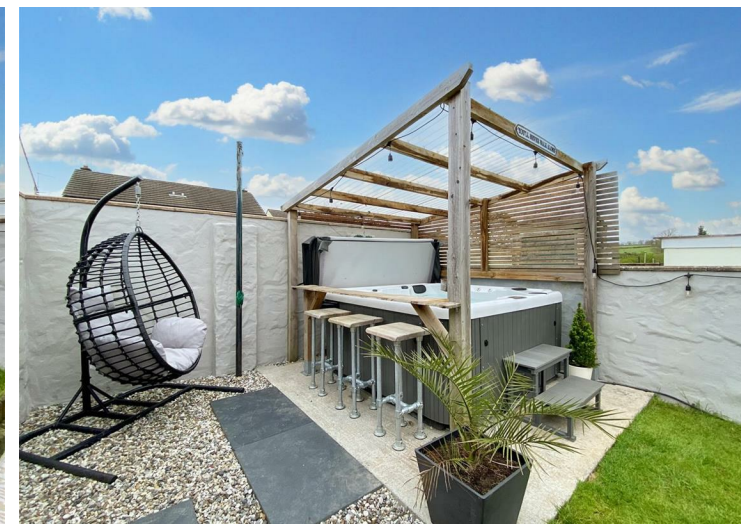


Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ  
EMAIL: [tenby@westwalesproperties.co.uk](mailto:tenby@westwalesproperties.co.uk) TELEPHONE: 01834 845584

**The Agent that goes the Extra Mile**







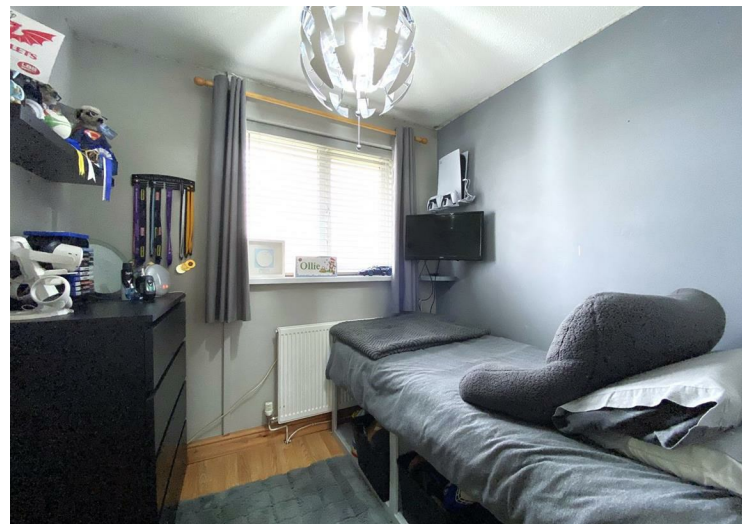
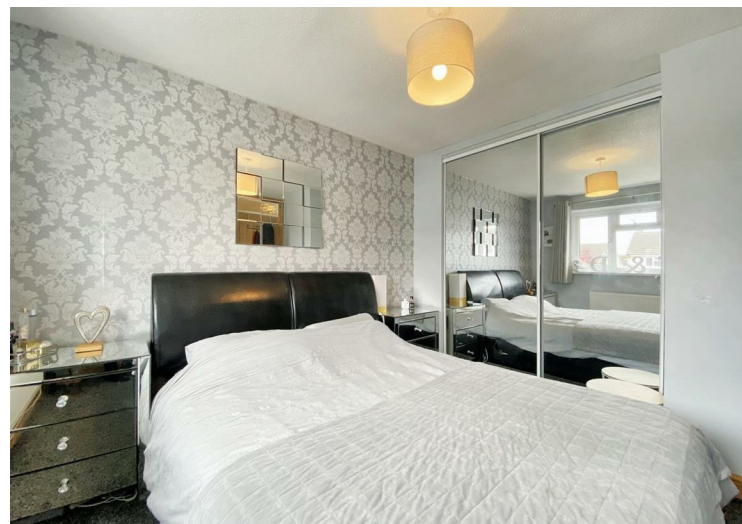
A well presented semi-detached house situated in a cul-de-sac position in the highly sought after village of Sageston. The property is within walking distance of a primary school, a public house and restaurant, with the harbour town of Tenby only a short drive away. Designed with modern living in mind, the property would make an ideal family home or first time buy.

The ground floor accommodation comprises; entrance porch leading through into the open plan living/dining room, and the kitchen fitted with a range of modern appliances, which also provides access to the rear. The first floor houses the master bedroom with fitted sliding wardrobes, two further bedrooms, and the contemporary family bathroom. Boasting a neutral decor throughout, the property also benefits from double glazing and gas central heating.

Externally, the property is located at the end of the cul-de-sac, with a pathway leading up to the front door which runs through the front lawned garden. There is both ample on street and driveway parking available with a garage to the rear of the property. Gated side access is also available. The rear enclosed garden offers a versatile space ideal for entertaining your family and friends; and provides a patio area with space for outside seating, lawned garden, and hot tub sheltered by a veranda.

Viewing is highly recommended to appreciate all the property 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 and past the school, take the next turning on the left into Bartletts Well road. Take a left onto Hop Gardens and follow the road around to the end of the cul-de-sac. The property will be on the right hand side.

What/Three/Words:///support.haystack.resorting

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