



Plot 5 Ash Grove Gardens, St. Florence, SA70 8NB

£575,000

Birt & Co are delighted to present for sale this high quality and premium newly built exquisite and executive detached family home. Plot 5 features a large open-plan living space and kitchen, 4 double bedrooms, family bathroom, separate w.c. and 2 en-suite shower rooms. This contemporary architect designed home boasts numerous "eco" benefits including Air Source Heat Pump and Rational triple glazing windows, electric car charging point, Nest thermostats and "under floor" heating throughout the ground floor. The properties have main south or west facing landscaped gardens, with patio and lawn to the rear.

Ash Grove Gardens offers a high level of privacy on a private development and surrounded by beautiful countryside. This popular village is located just a 10 minute drive from Tenby. Ash Grove Gardens is within walking distance of St Florence Village Hall and local church, the primary school and local pubs.

- **Completion Spring 2024**
- **4 Bedrooms, 3 Bathrooms**
- **South & West Facing Gardens**
- **Quiet Village Location**

- **Detached Executive Houses**
 - **Architect Designed**
- **Garage, Driveway & Electric Car Charging Point**

Please Note

All internal pictures are taken from Plot 1 & Plot 4 on Ash Grove Gardens and are for example only. Dimensions and finish may vary on Plot 5. Purchaser will be involved in the design of the house from early stages choosing different aspects such as kitchen and bathroom design, flooring and colour schemes. The Floor Plan is for illustration purpose only and NOT to scale. The dimensions will be - Ground Floor - 75 m2, First Floor - 94 m2, Total - 169m2 (1819 Sq ft)

Building Spec

Timber frame with external block skin
 Render and timber cladding.
 Natural slate roof
 Triple glazed rational windows
 10 year New build warranty
 Air source Heat pump
 Electric Car charging point
 Super fast fibre broadband

Drive into the village of St Florence from the B4316. Drive round the one way system past the Sun Inn on your right and Flemish Close on your left and at the T Junction turn left and immediately right and the turning into Ash Grove Gardens is located on your left hand side.

Internal Finishes

Underfloor heating downstairs, Radiators Upstairs
 Middleton Kitchen range
 High end in-built kitchen appliances
 Quartz Kitchen worktops
 Exposed structural glulam timber beams with vaulted ceilings.
 Porcelain kitchen and bathrooms floor tiles
 Ideal Standard Sanitary ware
 LED lighting







Floor Plan



DETACHED HOUSE

Measurements are approximate. Not to scale. Illustrative purposes only
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