



## 1 Ash Grove Gardens, St Florence, SA70 8NB

£460,000



ASH GROVE GARDENS is an exquisite and executive newly built family home offering generous accommodation throughout.

Situated on a private development in the sought after village of St Florence within close proximity to the Pembrokeshire Coastline, the historical town of Tenby, Saundersfoot and beyond....

This contemporary architecturally designed home boasts numerous "eco" benefits including Air Source Heat Pump and triple glazing. Further benefits include "under floor" heating throughout the ground floor with "Porcelain" wood effect floor tiles and radiators and carpets to the first floor. This superb home has a South & West facing gardens, landscaped front garden with a block paved driveway offering parking for two family vehicles, paved patio, and lawn to the rear.



LOCK HOUSE C.1750



Regulated by R.I.C.S. Giles Birt, B.Sc., M.R.I.C.S



- Newly Finished March 2023
- **NEW LARGER SOUTH-FACING GARDEN**
  - 2 Bathrooms & Downstairs W.C.
  - Architecturally Designed
  - Air Source Heat Pump & Underfloor Heating

#### Porch

Front door opens to the hallway which has Porcelain wood effect tiled floor, ceiling spotlights, store cupboard for the underfloor heating controls and stairs to the first floor.

#### Hallway

Downstairs cloakroom has ceiling spotlights, continuation of the tiled floor, WC, wash hand basin and triple glazed window to the front.

#### Open Plan Living Area 37'3 x 18'4

Under floor heating with Porcelain wood effect floor tiles throughout, vaulted ceiling with exposed structural timber beams, ceiling spotlights, all windows and patio doors are triple glazed.

Kitchen comprises of modern gloss finish wall and floor mounted units, eye level Caple electric oven, Caple four ring Induction hob with extractor fan over, integral fridge/freezer, sink with mixer tap over, patio doors opening to the patio. The dining area has a large window overlooking the side garden and opens into the lounge area which has a TV point, further window and patio door that opens onto the patio.

#### Utility Room 6'6 x 6'0 (1.98m x 1.83m)

Utility room has triple glazed window to the front, stainless steel sink with mixer tap over, space and plumbing for washing machine and dryer, Porcelain wood effect tiled floor, store cupboard housing all the controls for the Air Source Heat Pump and central heating.

#### First Floor Landing

First Floor landing has exposed beams with spotlights and wall lights, large triple glazed window overlooking the rear of the property, doors off to bedrooms and bathroom. Please note that the whole of the upstairs is carpeted.

#### Bedroom One 18'4 x 12'7 (5.59m x 3.84m)

Bedroom one has vaulted ceiling with spotlights, two triple glazed windows and Sky light making this a very sunny room, two central heating radiators, door to en-suite.

#### En-Suite Shower Room

En-Suite Shower room has ceiling spotlights, Sky light, large shower cubicle with Rainfall shower, glass and chrome shower screen, floating modern wash hand basin with shaver

- Detached Executive Family Home
  - 3 Double Bedrooms
  - Quiet Rural Village Location
- Parking with Electric Car Charging Point
  - NO ONWARD CHAIN!

light and mirror over, WC, chrome heated towel rail and tiled floor.

#### Bedroom Two 12'7 max x 8'11 max (3.84m max x 2.72m max)

Bedroom Two has ceiling spotlight, triple glazed window to the rear, and central heating radiator.

#### Bedroom Three 9'1 x 8'11 (2.77m x 2.72m)

Bedroom Three has ceiling spotlights, loft access hatch, triple glazed window to the front of the property, and central heating radiator.

#### Family Bathroom

Family Bathroom has ceiling spotlights, triple glazed window to the front, tiled floor, 'P' shaped bath with mains shower over, WC, floating modern wash hand basin, and chrome heated towel rail.

#### External

Outside to the front is parking for two cars, electric charging point, lawn area surrounded by timber fencing, further along, the paved path continues round to the rear to the first patio which is accessed via the patio doors off the kitchen/breakfast room, plenty of space for table and chairs, here is where the Air Source Heat Pump is situated. The path then continues round to the side of the property where there is another patio accessed from the lounge, and lawn area. The garden is surrounded by a timber fence and has several power points and outside taps.

#### Please Note

ASH GROVE GARDENS has a 10-year New Build warranty, heating is via Air Source Heat Pump, Under floor heating throughout the downstairs and central heating upstairs, Nest thermostats in each room allowing remote control heating, Super-fast fibre broadband, triple glazed Rational windows. The property is timber frame with external block skin, render and timber cladding with a natural slate roof.



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			100
(81-91) B		86	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	





# Floor Plan

GROUND FLOOR  
750 sq.ft. (69.7 sq.m.) approx.



1ST FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA: 1408 sq.ft. (130.8 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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