



## Sageston Fields, Sageston, SA70 8TQ

£325,000



A detached 3-bedroom house, recently built and finished to a high standard.

The property boasts underfloor heating through the ground floor and a modern open-plan kitchen/dining room, a beautifully designed space which opens to the rear garden through bi-fold doors. The home also offers a generously sized lounge, utility room and WC, 3 double bedrooms (master ensuite) and family bathroom.

The enclosed rear garden offers spacious patio and lawned area, with a useful timber storage shed. To the front, there is parking for two vehicles with access to the garden from both sides of the house via paved pathways.

Sageston offers a peaceful village lifestyle while remaining conveniently close to schools, amenities and the stunning coastal attractions of Tenby, as well as to the main access routes to Pembroke and Carmarthen.



LOCK HOUSE C. 1750



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



- **Detached House**
- **Off Road Parking**
- **Modern Finish Throughout**
- **Village Location**

- **Only 1 Year Old**
- **Corner Plot**
- **Master En-Suite**
- **Enclosed Garden**

#### Kitchen/Diner 15'11 x 15'6 (4.85m x 4.72m)

The spacious and bright kitchen includes sliding bifold doors to the rear garden as standard. The kitchen has built-in appliances including electric oven and grill, dishwasher and electric hob with extractor fan over. There is also a separate built-in fridge and freezer. Additional storage and worktop space is provided by the central island.

#### Lounge 15'7 x 11'4 (4.75m x 3.45m)

Well proportioned lounge with recessed ceiling light points and 2 uPVC double glazed windows to front of property.

#### Entrance Hall

Entered through the composite front door, the hallway has LVT flooring and double glazed window to the side. Stairs lead to first floor with under stairs storage which houses the boiler and underfloor heating system.

#### Utility Room + separate WC utility 8'4" x 6'3" (utility 2.54m x 1.91m )

Utility room has sink and worktop, plus separate cloakroom with WC and basin. uPVC door opens to the side of the property and the room has space and plumbing for a washing machine and tumble dryer.

#### Master Bedroom 14'11 x 11'11 (4.55m x 3.63m)

Spacious double bedroom with double glazed window to front, recessed ceiling spotlights, central heating radiator, carpeted flooring, TV and electrical points. The room has an en-suite shower room.

#### En-Suite Shower Room 7'3 x 5'1 (2.21m x 1.55m)

Featuring WC, hand basin, shower with waterfall shower head, electric towel rail.

#### Bedroom Two 10'10 x 9 (3.30m x 2.74m)

Double glazed window to the rear, recessed ceiling

spotlights, central heating radiator and carpeted flooring.

#### Bedroom Three 11'02 x 9 (3.40m x 2.74m)

Double glazed window to the rear, recessed ceiling spotlights, central heating radiator and carpeted flooring.

#### Bathroom 9'7 x 7 (2.92m x 2.13m)

Featuring WC, hand basin, bath with overhead waterfall shower and electric towel rail.

#### Externally

To the front there is parking for 2 vehicles. Side gates to either side of the property lead to the rear garden consisting of patio and lawned area with outdoor lighting, electrical points and water tap.

#### Please Note

Council tax is band E - approximately £2053.24 per year.

The property has gas central heating with a combination boiler. Mains electric and water is also connected to the property.



From Tenby, follow signs towards Pembroke on the A477. At Carew Roundabout, take the 3rd exit into Sageston and follow the village road to Sageston Fields. The site can be found on the left-hand side.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

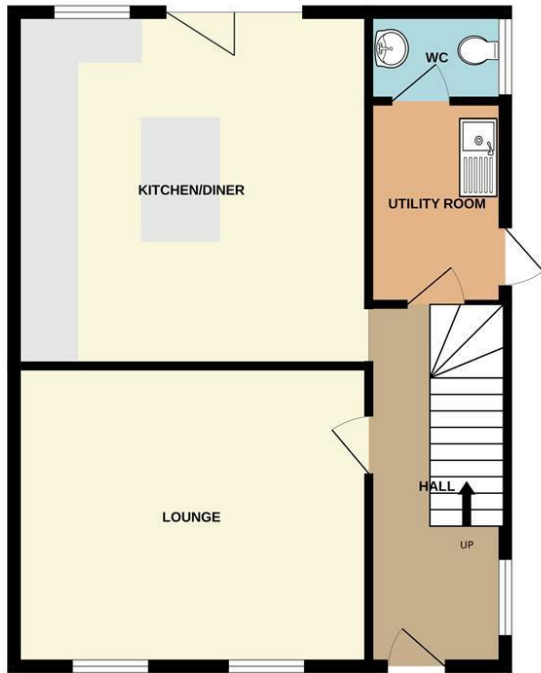
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



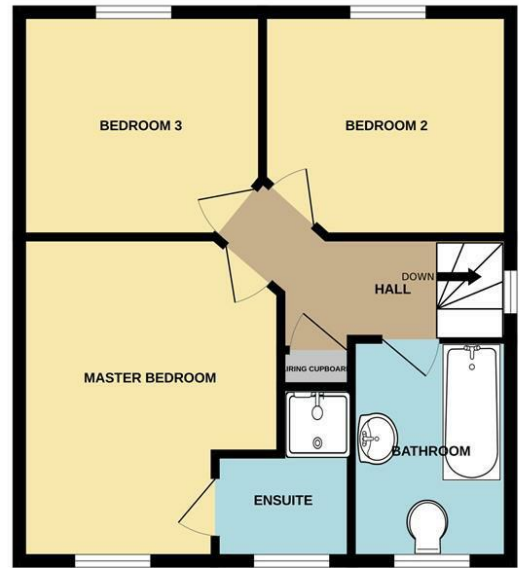


# Floor Plan

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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