



Lock House, St Julian Street, Tenby
Pembrokeshire, SA70 7AS

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32 The Acorns, Sageston Fields, Sageston, SA70 8TQ

£315,000



An exquisite newly built, detached house situated in the charming village of Sageston, conveniently close to schools, amenities, and the stunning coastal attractions of Tenby and Saundersfoot.

The heart of this home is the open-plan kitchen/dining room, a beautifully designed space that joins the rear garden through bi-fold doors. The home also offers 3 double bedrooms, family bathroom, a generously sized lounge, utility room and a convenient downstairs toilet.

To the rear is a spacious patio and lawned rear garden. To the front, there is parking for two vehicles, and you'll also appreciate the convenience of being close to main access routes to Pembroke and Carmarthen.

The Acorns are brought to you by local and well-regarded developers Sealand Pembroke Ltd.



LOCK HOUSE C.1750



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



- **New Build Detached House**
- **Open-Plan Kitchen/Diner**
- **Off-Road Parking for 2 Cars**
- **Good-Size Rear Garden**

- **3 Double Bedrooms**
- **Spacious Lounge**
- **Family Bathroom Plus En-Suite**
- **Final Detached Property Remaining**

Entrance Hall

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

The ground floor has underfloor heating throughout.

Lounge 15'8" x 13'1" (4.80m x 3.99m)

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

Kitchen/Diner 15'9" x 13'7" (4.80 x 4.14)

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. Central island with further storage below. LVT Flooring.

Utility Room 8'4" x 6'3" (2.54 x 1.91)

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

Downstairs WC 2'11" x 6'3" (0.89 x 1.91)

Featuring close coupled WC and wash hand basin.

Master Bedroom 9'4" x 13'1" (2.84 x 3.99)

Spacious double bedroom with double glazed window to front, recessed ceiling spotlights, central heating radiator, carpeted flooring, TV and electrical points.

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

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

Bedroom Two 10'0" x 10'10" (3.05 x 3.30)

Double glazed window to the rear, recessed ceiling

spotlights, central heating radiator and carpeted flooring.

Bedroom Three 10'0" x 11'2" (3.05 x 3.40)

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

Bathroom 7'3" x 7'3" (2.21 x 2.21)

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

Externally

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

Please Note

The property has a 10-year LABC Warranty cover.



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

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

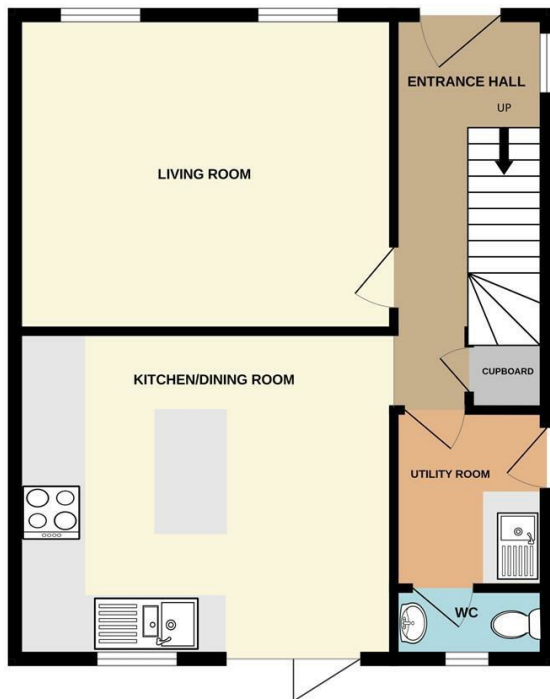




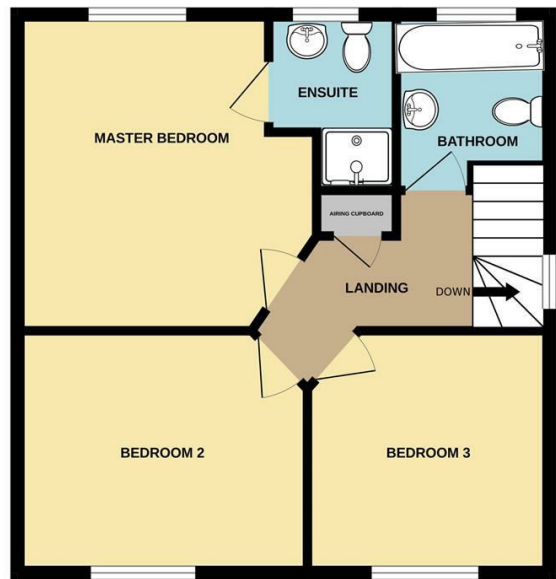


Floor Plan

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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