



"Ffos", East Jordeston Cottages, St Florence, SA70 8NT

£365,000



A modern end-terrace cottage in a peaceful countryside setting, "Ffos" is one of 8 cottages within the East Jordeston Cottages development. The cottage offers 3 bedrooms, parking for 2 cars, and an array of attractive features such as underfloor heating, downstairs wet room, 2 downstairs bedrooms, log burner, and South facing terrace.

Contemporary and chic, this trendy cottage is tastefully decorated in a contemporary Scandi style, with country views from every window.

The property is found just outside of the village of St Florence, which offers a pub, local shop and a primary school, and is only a short drive from the seaside town of Tenby with its beautiful beaches, shops and restaurants.



LOCK HOUSE C. 1750



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



- **3 Bedroom Cottage**
- **Underfloor Heating**
- **Ground Floor Shower Room**

- **Rural Setting**
- **Log Burner**
- **South Facing Terrace**

Hallway 8'6" x 6'6" (2.6 x 2)

Composite front door opening into spacious hallway with tiled floor, electrical consumer unit, central heating thermostat and Wi-Fi hub. Stairs to first floor ensuite bedroom.

Ground Floor Single Bedroom/Office

Large window to the front with wooden shutters, ceiling spotlights and heated tiled floor.

Ground Floor Wet Room 7'8" x 4'11" (2.35 x 1.5)

Tiled floor with walk-in glass screen and tiled surround, WC, Wash hand basin with mixer tap, Shaver socket and mirror, ceiling spotlight, double glazed window to front and painted tongue and groove panelled walls.

Kitchen/Diner 10'5" x 10'5" (3.2 x 3.2)

Split level and open plan leading into the living room. Oak beamed ceiling with spotlights, Double glazed window with countryside views. fitted kitchen with wall and floor mounted units with appliances including – Bosch fridge/freezer and dishwasher, Miele washing machine and Neff oven and hob with extractor fan, stainless steel 1 ½ bowl with mixer tap. Space for dining table and chairs.

Living Room 19'0" x 11'5" max (5.8 x 3.5 max)

Step down from the kitchen into the living room. The room is bright with feature chimney breast with wood burner, vaulted oak beamed ceiling with spotlights, double glazed sunroom with countryside views and double door access to the south facing terraced area. Double glazed window to the rear with wooden shutters, TV point.

Ground Floor Double Bedroom 8'6" x 6'10" (2.6 x 2.1)

Spacious double bedroom with tiled floor, double glazed window to the rear with countryside views and wooden shutters, ceiling spotlights and spacious understairs cupboard.

First Floor - Master King Bedroom 20'8" x 15'8" (6.3 x 4.8)

'L' Shaped room with white wood floors, vaulted ceiling, and spotlights. Half height tongue and groove wooden panelling. Internal glass window overlooking living room.

Double glazed window to the side with countryside views and Velux windows to the rear. Sloping ceiling with usable headroom. Two central heating radiators.

Ensuite 7'2" x 5'10" (2.2 x 1.8)

Tiled floor with half height tongue and groove panelled walls. Bath with handheld shower hose, WC, wall mounted wash hand basin with mixer tap, shaver socket and mirror, ceiling spotlights.

Outside Area

To the side of the property is a terraced area, accessed via a path from the front or from doors out of the living area.

Please Note

The Pembrokeshire County Council tax band is to be assigned, as the property has historically been on business rates.

The combi boiler is oil fired, and each ground floor room has an individual thermostat for the underfloor heating, with a separate thermostat for the radiators.

Mains water and electric is connected to the property. There is private drainage on site, with the property's own oil supply.

The property is sold on a leasehold basis with a 999 year lease from 2024. There is a monthly service charge of approximately £150 to cover costs related to grass cutting/stripping, estate gardening and arboricultural upkeep, waste water and refuse systems, communal lighting and maintenance of the electric gate and play area.



From Tenby, heading toward Pembroke on the B4318, turn left into St Florence at the crossroads after Manor Wildlife Park. Continue down the road and turn right into Locke's Lane after the bus stop. East Jordeston Cottages is down this road on the right hand side.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C	69	
(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	





Floor Plan

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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