



## Tyddyn East Jordeston Cottages, Tenby, SA70 8NT

£299,950



A modern mid-terrace cottage in a peaceful countryside setting, "Tyddyn" is one of 8 cottages within a private estate just outside of the village of St Florence. The cottage offers spacious bedrooms up and downstairs, and an array of attractive features such as underfloor heating, downstairs shower room, master super king bedroom, West-facing terrace and allocated parking.

Contemporary and chic, this trendy Pembrokeshire cottage oozes quality, comfort and design flair and enjoys fabulous country views.

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



## Living Room

The living room encompasses an integrated sunroom that has double doors leading onto the west facing terrace with countryside views creating a light and airy feel. There is a tiled floor with ceiling spotlights and a TV point.

## Kitchen

A fitted kitchen with solid wood units, and feature glulam beams above. There's a double glazed window to the front above the stainless-steel sink unit with mixer tap, and quality appliances with names including Bosch, Miele, and Neff - fridge/freezer, dish washer, washing machine, extractor fan, oven, and hob. Dining area with hanging ceiling pendent light.

## Ground Floor Wet Room

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.

## Ground Floor Bedroom

Twin/Double bedroom with double glazed window to the rear overlooking the countryside. Oak beamed ceiling with spotlights and tiled floor, understairs cupboard.

## First Floor - Master Bedroom

Spacious 'L' Shaped room with white wood floors, beamed, vaulted ceiling, and spotlights. Half height tongue and groove wooden panelling. Double glazed Velux windows to each side and two central heating radiators.

## Ensuite

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 rear

West facing paved terrace with uninterrupted countryside views, ideal for alfresco dining and watching the sunset. Outside light.

## 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 £175 to cover costs related to grass cutting/strimming, estate gardening and arboricultural upkeep, waste water and refuse systems, communal lighting and maintenance of the electric gate and play area.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>72</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	

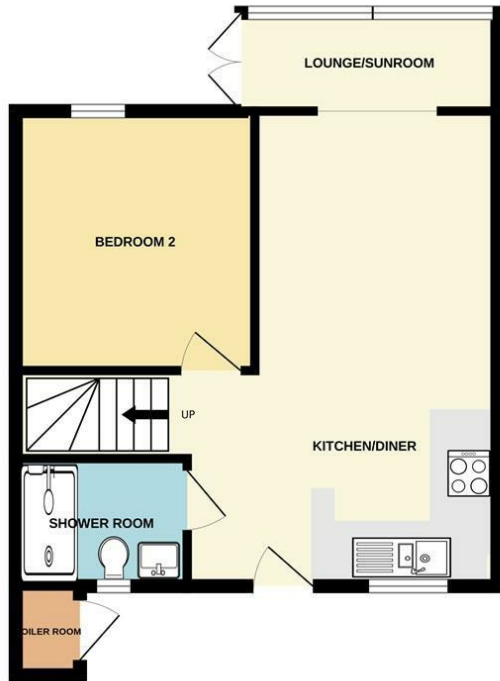


From Tenby, heading toward Pembroke on the B4318, turn left into St Florence at the crossroads after Manor Wildlife Park. Continue down the road and turn right into Locke's Lane after the bus stop. East Jordeston Cottages is down this road on the right hand side.

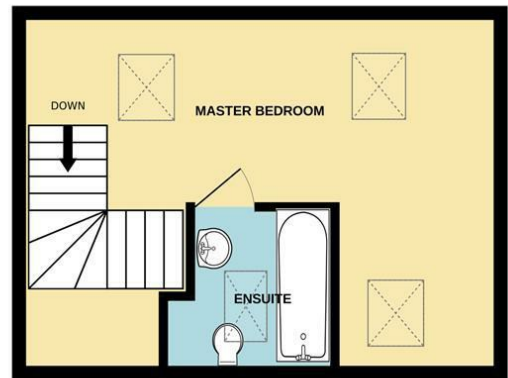


# Floor Plan

GROUND FLOOR  
457 sq.ft. (42.4 sq.m.) approx.



1ST FLOOR  
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA: 761 sq.ft. (70.7 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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