



Crofty East Jordeston Cottages, Tenby, SA70 8NT

£375,000



A modern end-terrace cottage in a peaceful countryside setting. "Crofty" is one of the select cottages within the East Jordeston Cottages development. The cottage offers 3 bedrooms, and an array of attractive features such as, underfloor heating, ground floor wet room, log burner, and a sunny glass roofed covered veranda.

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



Introduction

East Jordeston Cottages is a private gated settlement nestled in mature landscaped grounds, within a peaceful rural setting. It offers a cluster of eight cottages in a private managed estate in Pembrokeshire.

Lounge / Diner 19'4" x 17'8" (5.9 x 5.4)

A spacious open plan light filled living dining room with tiled floor and double glazed French doors out to front and rear. There are feature Glulam beams, led lighting, a chimney breast fire place with log burner, and ample room to offer a cosy lounge and a spacious dining area.

Kitchen 12'1" x 7'6" (3.7 x 2.3)

You step down into the kitchen, with a range of wall and base units, and top quality integrated appliances from Miele, Neff and Bosch. High Scandinavian styled panelled ceiling and led spotlights, with a window to rear overlooking the country and door out to glass roofed patio enjoying east and south facing aspects.

Bedroom 1 11'11" x 9'8" (3.65 x 2.95)

The main bedroom has a vaulted ceiling, natural wood floor and panelling, with window offering south facing views and Velux roof window above letting in plenty of natural light.

Bedroom 2 10'5" x 8'4" (3.2 x 2.56)

The room has a Velux roof window, natural wood flooring and panelling, with a small window over the stairs. The room's shape provides a recessed space to accommodate freestanding wardrobe etc.

Bedroom 3 15'5" x 7'8" (4.7 x 2.35)

The room has a Velux roof window in the vaulted ceiling, natural wood flooring and panelling, and currently accommodates 2 single beds.

Bathroom 7'0 x 5'8 (2.13m x 1.73m)

The bathroom suite comprises bath with shower over, wc, pedestal sink, and velux skylight above.

WC

A convenient downstairs WC, with wash basin.

Shower Room and Sauna 7'10" x 4'8" and 6'4" x 6'0" (2.4 x 1.44 and 1.95 x 1.85)

A tiled wet room with shower and wash basin, with Velux roof window and further small window for additional light and ventilation. A glass door opens into a Finnish Sauna, with a window to the side.

Externally


The property has a glass roofed patio terrace to the rear and the south side, with a further covered veranda/porch off the lounge.

Please Note:

The Pembrokeshire County Council tax band is band C.

The combi boiler is oil fired, and each ground floor room has an individual thermostat for the underfloor heating, with a separate thermostatic radiators for the upstairs rooms . Each property is individually serviced with metered water and electricity supplies. There is private drainage on site, with each property having it's own oil tank.

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 relating to estate maintenance, grass and tree cutting on the site, waste water and refuse systems, communal lighting and maintenance of the electric gate and play area.

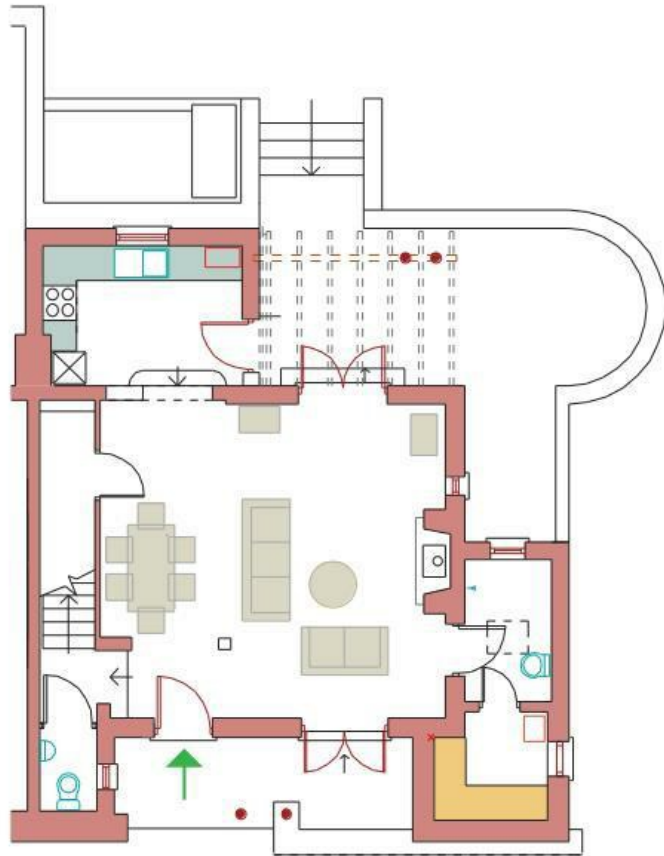
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



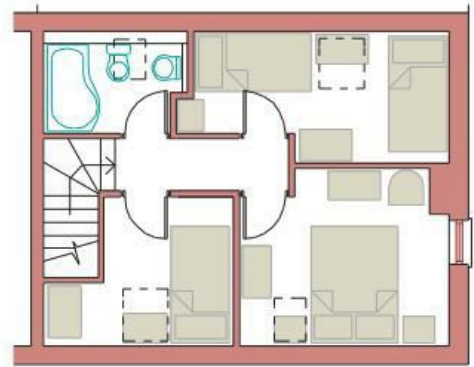
From Tenby, heading toward Pembroke on the B4318, turn left into St Florence at the crossroads after Manor Wildlife Park. Continue down the road and turn right into Locke's Lane after the bus stop. East Jordeston is down this road on the right hand side.



Floor Plan



Ground floor



First floor

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