



Dolmenyn , Tenby, SA70 8NT

£295,000



"Dolmenyn" is one of 8 cottages within a private estate just outside of the village of St Florence. This delightful mid terrace cottage boasts a cosy reception room, two spacious bedrooms and two bathrooms, making it the perfect retreat for those seeking a peaceful countryside lifestyle.

The interior of the cottage is modern and stylish, offering a blend of traditional charm with contemporary comforts such as underfloor heating. The open-plan layout creates a warm and inviting atmosphere, ideal for cosy nights in by the fireplace.

Situated in a rural setting, this cottage offers tranquillity and serenity. The maintained gardens surrounding the property provide a beautiful outdoor space to relax and unwind.

- **Ground Floor Bedroom & Wet Room**
 - **Private Patio Space**
 - **Rural Setting**
 - **Underfloor Heating**

- **Log Burner**
- **Large Communal Gardens**
 - **Sunroom**
- **Allocated Parking**

Kitchen 9'6" x 6'10" (2.9 x 2.1)

The vendor intends to upgrade the kitchen, included in the asking price. The purchaser can have input into the design and finish ahead of taking ownership.

There is a CAD impression of the proposed new kitchen included in these particulars (the green and grey colour scheme).

Kitchen currently has double glazed window to the front above the stainless-steel sink unit with mixer tap, wall and floor mounted units, 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.

Living Room 15'1" x 9'10" (4.6 x 3)

The living room encompasses an integrated sunroom which 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.

Ground Floor Wet Room 7'6" x 4'11" (2.3 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.

Ground Floor Bedroom 10'2" x 10'2" (3.1 x 3.1)

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

First Floor - Master Bedroom 15'1" x 20'8" max (4.6 x 6.3 max)

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 6'6" x 7'2" (2 x 2.2)

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.

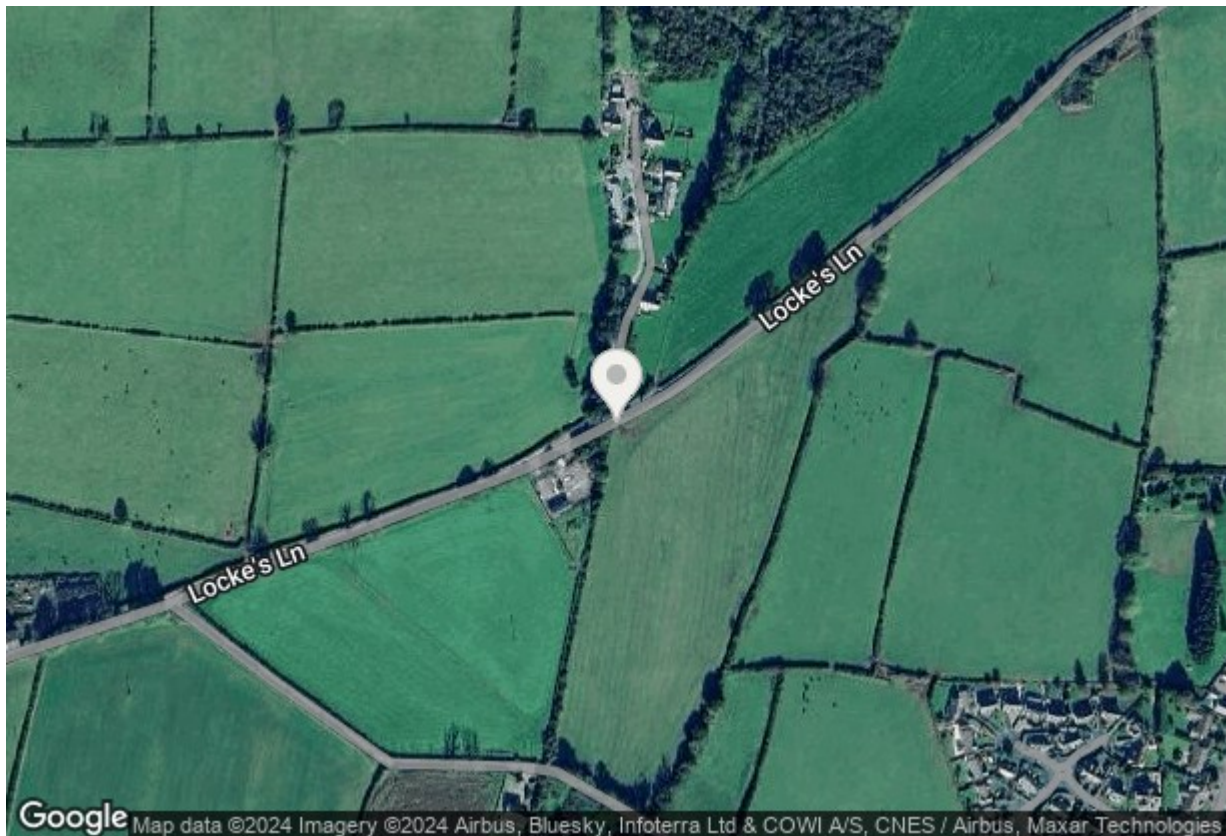
Please Note

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.



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 near the bus stop. East Jordeston is down this road on the right hand side.

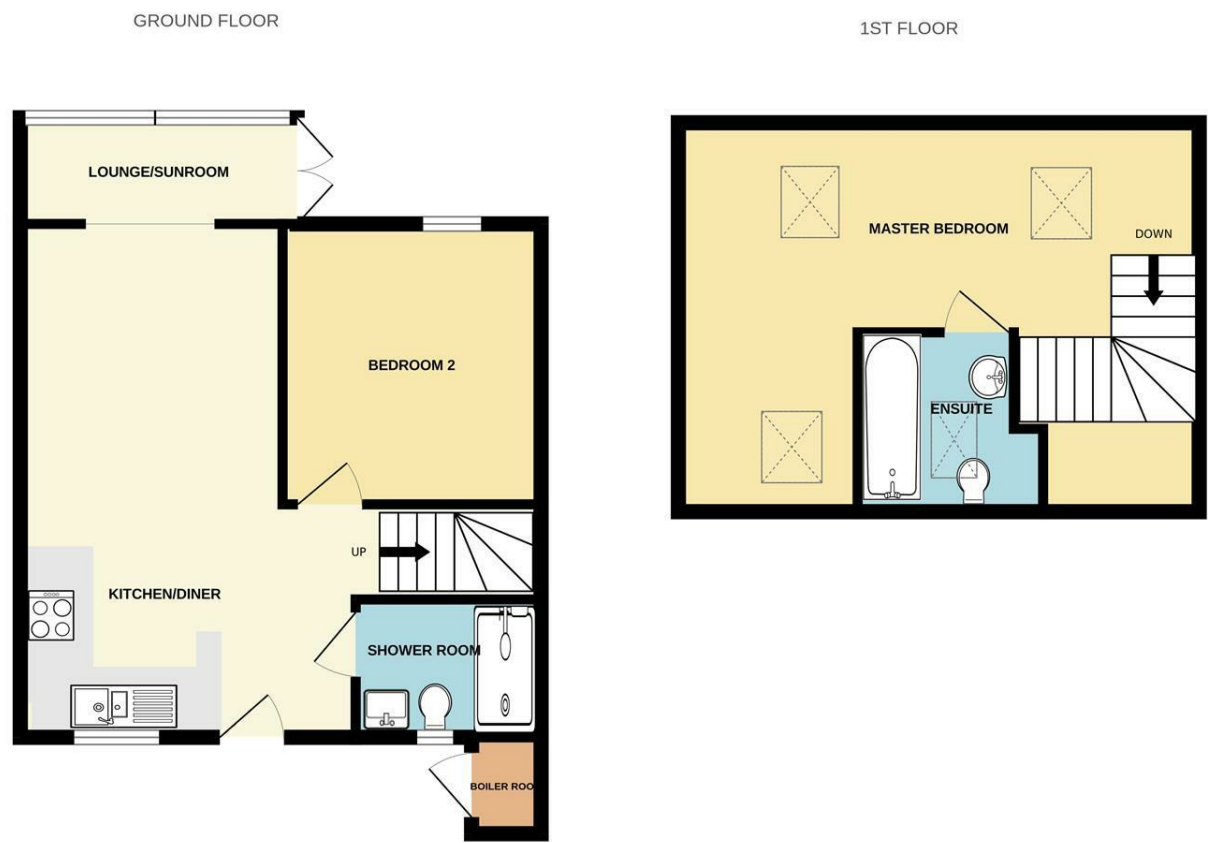
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







Floor Plan



Measurements are approximate. Not to scale. Illustrative purposes only
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