



## 8 Grove Crescent, Jameston OFFERS IN THE REGION OF £549,950

- Outstanding Modern House – Only 3 Years Old
- 3/4 Double Bedrooms, 3 Bathrooms
- Versatile Accommodation With Option For 2<sup>nd</sup> Reception Room, Downstairs En-Suite Bedroom Or Study
- Stunning Sea & Coastal Views Towards Barafundle Bay & Stackpole Head
- Select Cul-De-Sac Location In Popular Village
- Ample Off Road Parking, Pretty Sun Trap Garden & Patio
- Energy Efficient With Solar Panels, Air Source Heat Pump, Receives RHI Payment
- No Upward Chain, EER - B

## THE PROPERTY

A stunning three/four bedroom three bathroom detached house which is located in a select cul-de-sac of just six houses in the village of Jameston within the Pembrokeshire Coast National Park. The property has stunning sea and coastal views towards Barafundle Bay and Stackpole Head, and has been completed throughout to a very high specification to include air source heating with individual room controls, underfloor heating downstairs, solar panels for hot water, and installation of a fire sprinkler system to comply with current regulations for new house builds. The spacious and well appointed accommodation is arranged over two floors, the Ground Floor comprises Entrance Hall, open plan Lounge//Kitchen/Dining Area leading to a Utility Room, with door to Wet Room and WC and a connecting door leading to a versatile second Reception Room, ideal for use as a Living Room, Study Or Fourth Bedroom. On the First Floor are Three generous Double Bedrooms, including the Master Bedroom with a large En Suite, and also a spacious Family Bathroom.

## ENTRANCE HALL

15'5" x 6'10" (4.7m x 2.08m)

Enter via composite door with decorative glass inserts and glass panels either side, and a feature green oak timber supporting canopy over. Stairs to first floor. Door to under stairs storage cupboard. Oak flooring. Door to Lounge. Door to Living Room/Study/Bedroom 4.



## LOUNGE/KITCHEN/DINING ROOM

32,11" x 16'06" (10.03m x 5.03m)

Beautiful open plan family living space.



## LOUNGE AREA

Window to front. Oak flooring. Space for relaxed seating



### KITCHEN AREA

Fitted with a range of base units with matching oak worktop and large corresponding island with integral storage. Space and connection for electric Full Rangemaster cooker with ceramic hob, two fan ovens, separate grill and separate warming oven. Extractor hood over. Quality integrated appliances comprising larder fridge, fridge, freezer and dishwasher. Stainless steel sink and drainer with mixer tap. Integrated bin store. Ceramic tiled flooring and part tiled walls. Downlights.



### DINING AREA

Space for large family size dining suite. Ceramic tiled flooring. Bifold doors allowing unimpeded access to rear garden. Door to Utility Room.



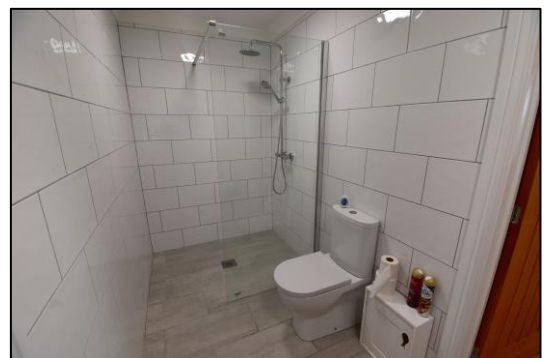
### UTILITY ROOM

19'08" x 7'02" (5.99m x 2.18m)  
L shaped Room. Two windows to rear and glazed door to rear to the garden; ideal for coming home with sandy boots after a walk on the beach. Door to Wet Room. Fitted with a range of wall and base units with matching worktop. Inset 1.5 stainless steel sink and drainer with mixer tap over. Cupboard housing fuse box and off switch for sprinkler system with space for storage. Space and connection for washing machine. Extractor fan. Ceramic tiled flooring.



### WET ROOM

Door to Living Room/Study/Bedroom 4. Fitted with matching modern suite comprising mains waterfall shower with handheld attachment in walk in enclosure and glass shower screen, WC and wash hand basin in vanity unit with illuminated demister mirror with integral shaver point above. Extractor fan. Fully tiled ceramic walls and flooring.



### LIVING ROOM/STUDY/BEDROOM 4

14'9" x 12'4" (4.5m x 3.76m)

A spacious and versatile room which is equally suited for use as a second Reception Room, a home office, or for a ground floor Fourth Double En Suite Bedroom for those who require lateral living. Window to front with peaceful rural views. Door to Entrance Hall. Door to Wet Room. Built in storage cupboard/wardrobe with hanging rail. Oak flooring.



### FIRST FLOOR LANDING

Windows to front and rear. Loft hatch with pull down loft ladder. Doors to all rooms. Door to large 8 ft long airing cupboard with storage and hot water pipework.



### MASTER BEDROOM

16' 05" x 14' 03" (5m x 4.34m)

Window to front with stunning sea and coastal views to Barafundle Bay and Stackpole Head. Radiator. Doors to built in large walk in wardrobe with ample shelving and hanging rail. Door to large En Suite



### VIEW FROM MASTER BEDROOM



### EN SUITE SHOWER ROOM

10' 0" x 7' 08" (3.05m x 2.34m)

Large En Suite. Window to side with stunning sea and coastal views. Walk in shower with waterfall and handheld mixer heads. Wash hand basin in vanity unit. WC. Light up demister mirror with shaver point. Extractor fan. Chrome towel radiator. Fully tiled ceramic walls and flooring.



### VIEW FROM EN SUITE



### FAMILY BATHROOM

12' 09" x 7' 08" (3.89m x 2.34m)

A generous Family Bathroom with a frosted window to the rear. Fitted with matching contemporary suite comprising mains waterfall shower with handheld attachment in curved glazed enclosure, panel bath with mixer tap, WC, and wash hand basin in vanity unit with illuminated demister mirror with integral shaver point above. Chrome towel rail. Extractor fan. Fully ceramic tiled walls and flooring.



### BEDROOM TWO

12' 04" x 12' 03" (3.76m x 3.73m)

Window to front with stunning sea and countryside views. Radiator below.



### BEDROOM THREE

12' 04" x 12' 03" (3.76m x 3.73m)

Window to rear with rural views. Radiator below



### EXTERNALLY

To the front and side of the property there is a gravelled drive accessed through a five bar wooden gate. A gentle paved ramp provides disabled access to the front door, which features a striking Green Oak Timber supporting canopy porch over. A paved path at the side leads through gated access to the beautiful suntrap rear garden, which boasts a paved patio and a neat lawn with plentiful floral borders sheltered by a 10 ft feature stone wall, originally part of a walled garden. An 8' x 10' quality garden shed with one and half door entrance and windows to the side is also included in the sale, ideal for storing garden equipment and beach paraphernalia. The air source heat pump is located at the side of the property, off the driveway. The rear garden faces East, and the front to the West.



## VIEWS

Stunning coastal and countryside views  
towards Barafundle bay and Stackpole Head



## PROPERTY INFORMATION

We are advised the property is Freehold,

10 year builders guarantee from Jan 2021 - builder Cartrefi Redwood Homes

Sprinkler system throughout.

Hot water solar panels (on roof) with back up of immersion tank.

Receives a RHI payment annually which makes energy costs very low, with another 4 years left to run.

Excellent insulation.

The property is on mains sewage with a shared storm water soakaway.

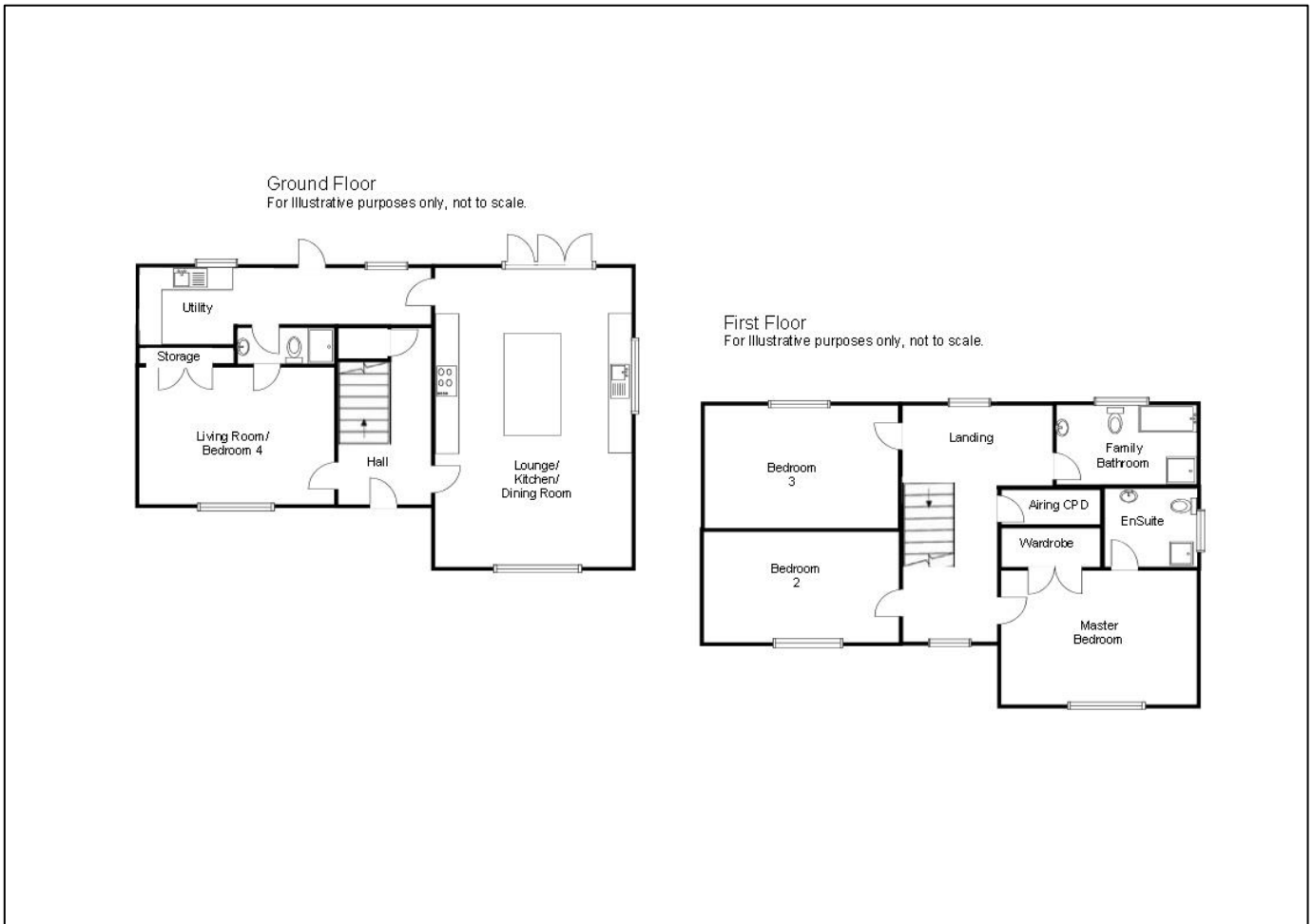
Council Tax Band F.

## DIRECTIONS

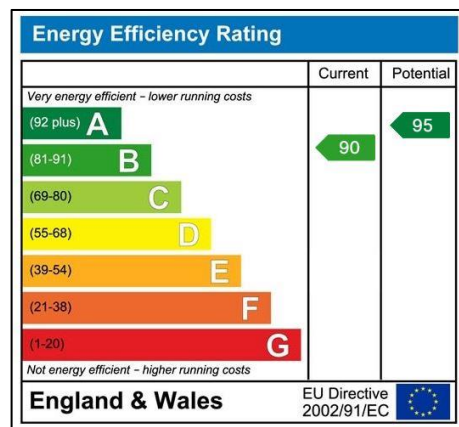
Leave Tenby and proceed through Lydstep into the village of Jameston. On reaching the village, go past the Swan Lake Inn, take the last left into Grove Crescent. Follow the road around to the left and number 8 will be in front of you.



## FLOOR PLAN



## ENERGY PERFORMANCE GRAPHS



These particulars, whilst believed to be accurate, are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact. But must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.