



Stonefield , Tenby, SA70 8RN

Offers In The Region Of £250,000

- * Pleasant rural setting, within 5 miles of the Coast*
 - * Spacious Detached 2 Bedroom Bungalow*
 - * Kitchen/Dining Room, Sitting Room, Wet Room and Utility*
 - * Grounds and Attached Garage*
 - * Central heating and double glazing*
- NB: Subject to Occupancy Restriction.

Situation

Stonefield is located within the locality of the village of Redberth which is within a mile or so of the village of Carew which has the benefit of a primary school and there are public houses in both Carew and Sageston. Local services can be found in the village of Kilgetty which lies within a couple of miles whilst further afield are the towns of Tenby and Pembroke Dock which provide a wider range of amenities and services. The superb scenery of the Pembrokeshire coast National Park lies within easy reach.

Description

The property comprises a detached two-bedroom bungalow with the benefit of a large sitting room and well-proportioned kitchen of rendered cavity block construction under a slate roof, and benefits from a single garage along with private, off-road parking and good-sized garden area.

The accommodation includes:-

Entrance Hall

Enter through uPVC door to front hall, having airing cupboard, radiator and doors to all rooms.

Bedroom 1 15'1" x 9'10" (4.6m x 3m)

With double aspect, double glazing, radiator and built-in wardrobe.

Wet Room 8'4" x 6'1" (2.56m x 1.87m)

Having W.C., wash hand basin and walk in shower unit with towel rail style radiator.

Bedroom 2 10'2" x 9'6" (3.1m x 2.92m)

Having window to the fore, and radiator.

Sitting Room 15'1" x 13'7" (4.6m x 4.15m)



With double aspect overlooking the countryside, with sliding door onto the patio area. Also benefits from a calor gas fire, radiator and wall lights.

Kitchen 15'1" x 13'10" (4.6m x 4.22m)



With matching wall and base units having complimentary work surfaces, range style calor gas cooker and stainless-steel drainer unit, having large window over. Further, a radiator and loft access.

Rear Hall/Utility

With the benefit of wall and base storage and work surface, along with radiator, sink and automatic washing machine point.

Garage

Single garage with 'up-and-over' style door and oil-fired boiler..

Externally



Externally there is a well sized lawned garden with patio area and paved off-road parking for several vehicles.

Services

The property benefits from mains water and electricity with private septic tank sewage system along with oil-fired central heating and uPVC double glazing. Calor gas for range in kitchen and fire in sitting room.

Tenure

Stonefield is freehold of tenure, but the occupancy is restricted under planning reference 23/0468/PA as follows:-

The occupancy of the dwelling shall be restricted to those:-

a) a person solely or mainly working or last working on a rural enterprise in the locality, or a widow, widower or surviving civil partner of such a person, and to any resident dependants; or, if it can be demonstrated that there are no such eligible occupiers.

b) a person or persons who would be eligible for consideration for affordable housing under the local authority's housing policies, or a widow, widower or surviving civil partner of such a person, and to any resident dependents.

NB:- We would ask that parties wishing to view the property obtain confirmation that they comply with the occupancy restriction prior to viewing.

LOCAL AUTHORITY:- Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire SA61 1TP - tel. (01437) 764 551. Council Tax Band []

GENERAL REMARKS:- Stonefield is a well proportioned bungalow within pleasant grounds in a convenient rural setting, being within easy reach of all of the major towns of the area and the superb scenery of the renowned Pembrokeshire coastline. The property enjoys a pleasant aspect and is suitable as a small family home or as a retirement home.

NB - YOUR ATTENTION IS DRAWN TO THE OCCUPANCY RESTRICTION.

Access

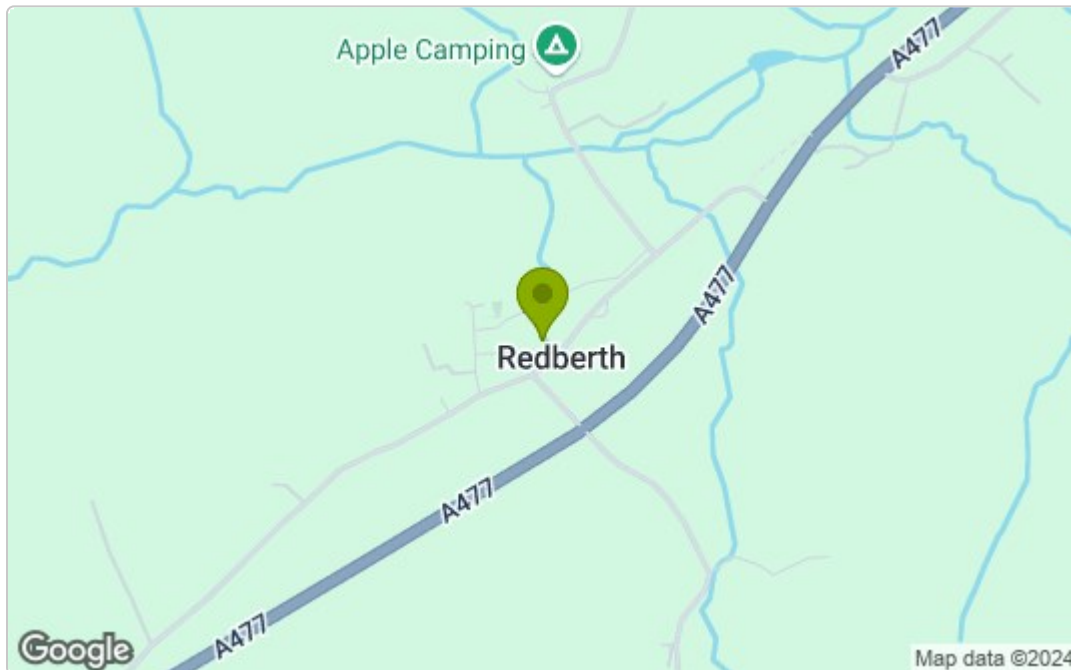
Access to the property is gained by virtue of a small right of way over the lane of Knapp Farm, off the public highway.

The View




Floor Plan

Area Map



Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of 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.

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