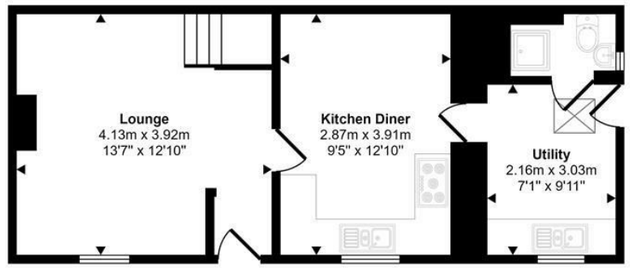
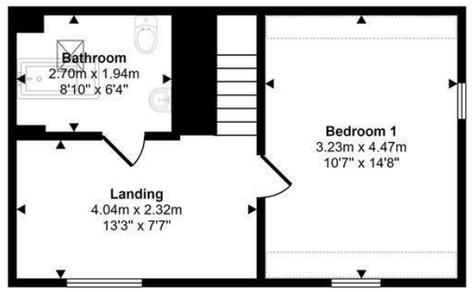
Approx Gross Internal Area
75 sq m / 807 sq ft



Ground Floor
Approx 42 sq m / 449 sq ft



First Floor
Approx 33 sq m / 358 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band ' B ' - Currently registered as a business.

ref: AD / LLT / 02 / 23/takeonok

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Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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TELEPHONE: 01834 845584

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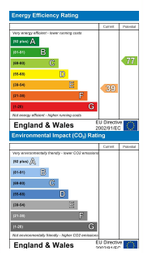






Hanna's Cottage St Florence, Tenby, Pembrokeshire, SA70 8LU

- Semi Detached Cottage
- Two Bathrooms
- Courtyard Garden
- Character Cottage
- Ideal Investment Property
- One Double Bedroom
- Kitchen with Utility
- Car Port
- Village Location
- EPC Rating E



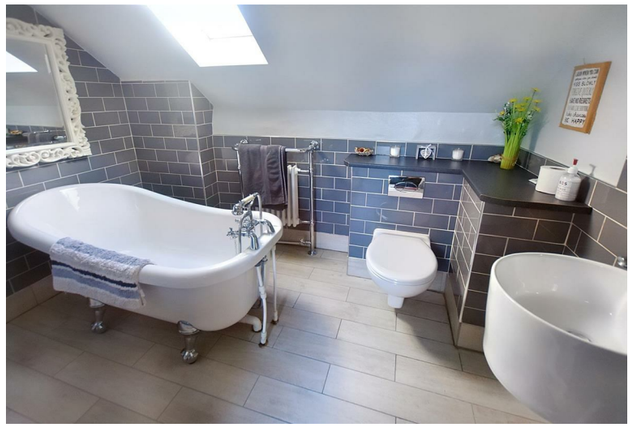
£220,000

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The Agent that goes the Extra Mile



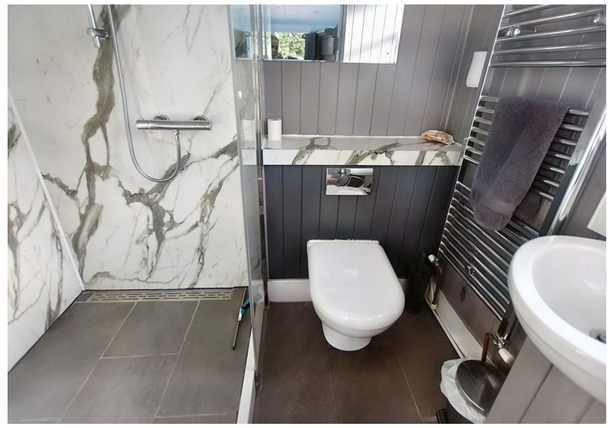
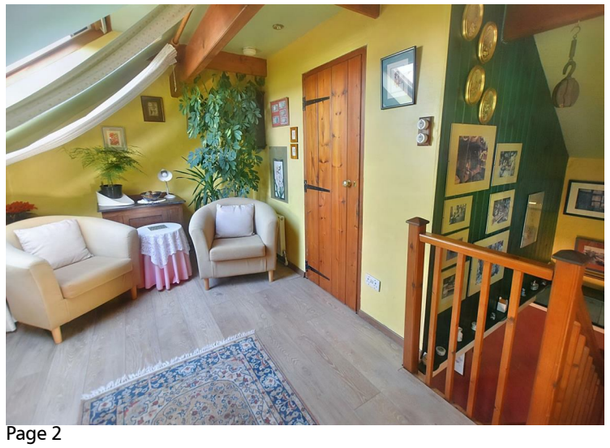





Hanna's Cottage is a character cottage located in the sought after village of St Florence providing two Pubs, a local village shop and country walks all within a short walk. The cottage, currently used as a holiday let comprises; entrance porch which opens up into the cosy living room with a feature log burner and slate flooring, the kitchen which is fitted with a range of units, a utility room with a modern bathroom side access to the courtyard on the ground floor. The first floor boasts a seating area on the landing, one double bedroom with character beams and a modern family bathroom fitted with a central freestanding bath. The vendors are in the process of building a further double bedroom on top of the car port, but this is not yet completed. The property has oil boiler in garage with pressurised hot water cylinder radiators to rooms & towel rails to the bathrooms.

Externally, to the front of the property there is a car port with parking for one vehicle alongside the Cottage, which has a paved front area providing multiple seating options. To the right of the property, accessed via the front of the property or the utility room there is a further courtyard area. Viewing is highly recommended to appreciate the character, style and location of this wonderful home.

St Florence is a village of immense charm and past winner of the coveted Wales in Bloom trophy. There are many pretty cottages, one with a well-known architectural feature known as a Flemish chimney - the last surviving example of its kind in the area. It also has an interesting 13th-century church. The village comes equipped with school for all ages nearby, an array of welcoming pubs and a village playing field. St Florence is 3 miles inland from Tenby on the road towards Carew Castle. Close by are three of Pembrokeshire's biggest attractions, Manor House Wildlife Park, Heatherton Sports Park and The Dinosaur Park. In the village is Grandiflora garden Centre and Bramley's Tea Rooms.



DIRECTIONS

From our Tenby office proceed back up the high street passing the church on the left hand side. Take the second left down St Johns Hill. At the T junction turn right and then turn immediately left onto Heywood Lane. At the T junction turn right and head towards Sageston. After approximately 4 miles turn left just after Manor house signposted St Florence. Proceed into the village and follow the one way system round past the Sun Inn, past the junction on your left and take the first left turn down a lane. Hanna's Cottage is the second property down the lane on your left. WHAT 3 WORDS - cake / repayment / backdrop

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.