

- | Energy Efficiency Rating | | Current | Target |
|--|--|------------------------------------|--------|
| <p>Very energy efficient: lower running costs</p> <p>100-125 A</p> <p>80-105 B</p> <p>65-80 C</p> <p>50-65 D</p> <p>35-50 E</p> <p>20-35 F</p> <p>5-20 G</p> | | <p>55</p> | |
| <p>Not energy efficient: higher running costs</p> | | | |
| <p>England & Wales</p> <p>Environmental Impact (CO₂) Rating</p> | | <p>EU Directive
2009/10/EC</p> | |
| <p>Very environmentally friendly: lower CO₂ emissions</p> <p>100-125 A</p> <p>80-105 B</p> <p>65-80 C</p> <p>50-65 D</p> <p>35-50 E</p> <p>20-35 F</p> <p>5-20 G</p> | | | |
| <p>Scotland & Wales</p> <p>Environmental Impact (CO₂) Rating</p> | | <p>EU Directive
2009/10/EC</p> | |



Celebrating
30 Years
of Business

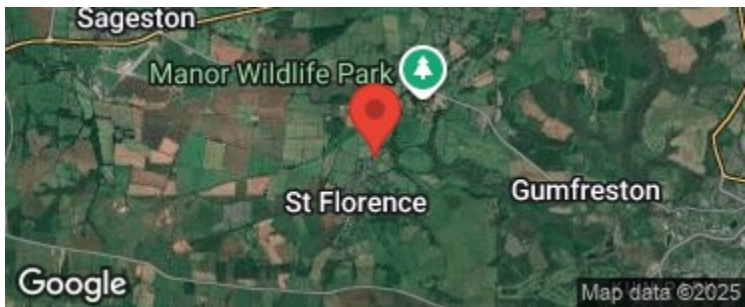


A brilliant opportunity to acquire a well presented mid-terrace cottage, situated on the popular holiday complex of Ivy Tower Village in St Florence, Tenby. With many country walks right on your doorstep, the village also offers local amenities. The property offers fantastic income potential, and is currently run as a well established holiday let. Being sold with all the contents included, the holiday let website can also be included in the purchase. Viewing is highly recommended!

Upon entering the property, the ground floor comprises; an entrance hallway with storage cupboard, downstairs family bathroom, a contemporary kitchen, living room with a feature fireplace, and a conservatory which is ideal for dining. Upstairs accommodates, two double bedrooms and an additional single bedroom. The cottage offers a warm and welcoming atmosphere, and enjoys views over the communal green and the countryside beyond. A rear door opens directly onto the green, with picnic benches offering a great space to soak up the summer sun and dine alfresco.

Situated within well maintained communal grounds, there is ample parking available on site. The complex boasts an impressive indoor swimming pool with changing rooms, sauna, tennis courts, table tennis, mini golf, and playground. The property really would make the ideal retreat for all the family, or even a great home all year round.

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, a pub and a village playing field. St Florence is 3 miles inland from Tenby on the road towards Carew Castle. Close by Manor House Wildlife Park, Heatherton 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. Continue down this road and bear left at junction. Follow the road for approx 0.3 miles, where the entrance to Ivy Tower Village is on your left. What/Three/Words:///speeded.pencil.regal

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