

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 'C'  
 HEATING: LPG Gas

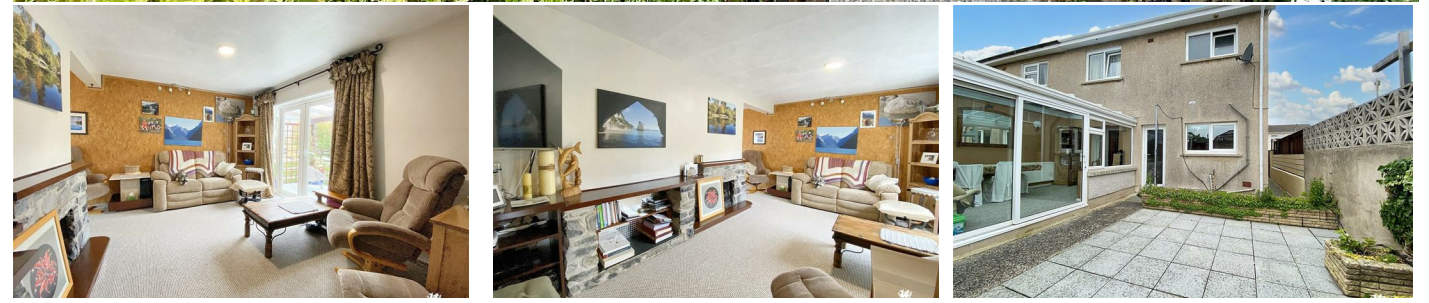
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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance 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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

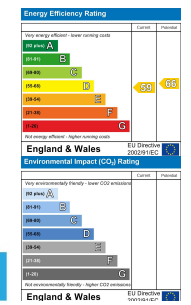


**18 Longstone, St. Florence, Tenby, Pembrokeshire, SA70 8LL**

- Semi-Detached House
- Sun Room
- Composite Decking
- Ideal First Time Buy
- LPG Gas Central Heating
- Three Bedrooms
- Solar Panels With Battery Storage
- Driveway Parking
- Sought After Village Location
- EPC Rating: D

**Offers In Excess Of £220,000**

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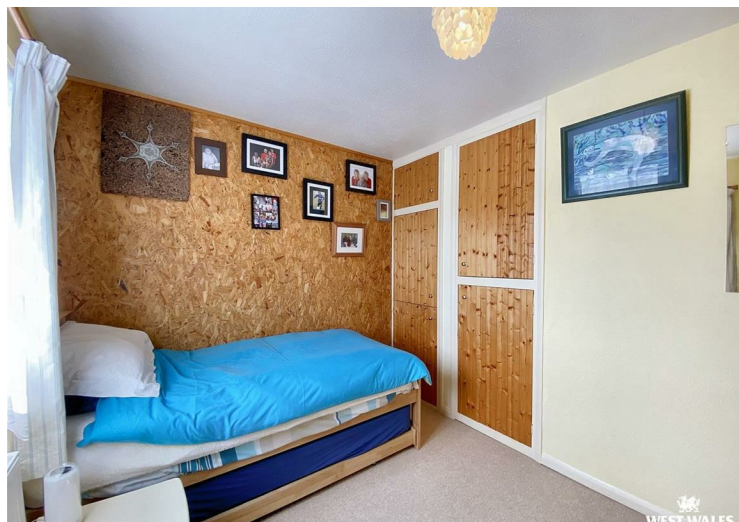
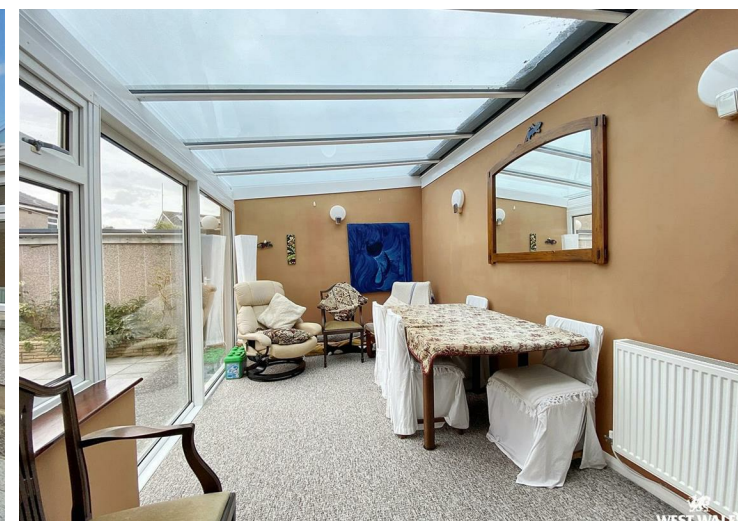
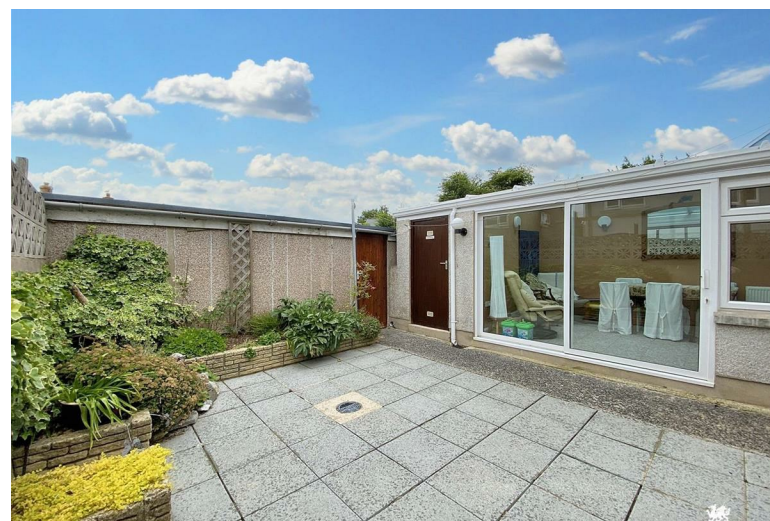
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**The Agent that goes the Extra Mile**



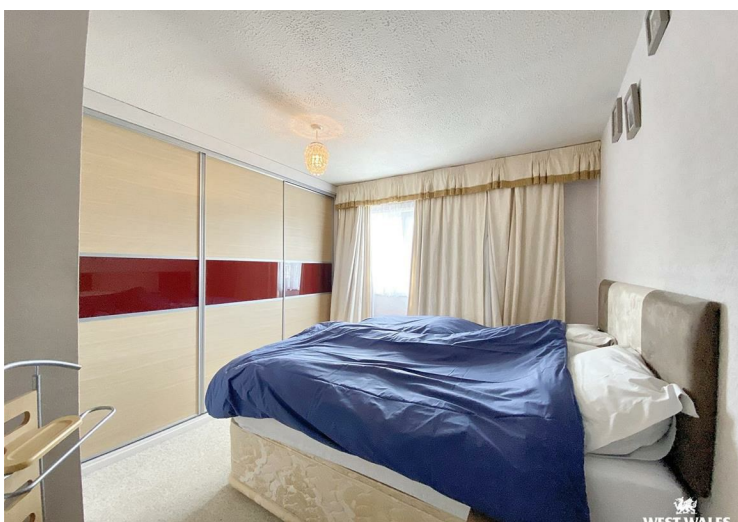


This well presented semi-detached house, is located in the highly sought after village of St Florence, Tenby. Benefiting from a cul-de-sac position, the property is within walking distance to the village amenities. Also just a short drive from the historic coastal town of Tenby; the property is in a prime location, ideal for holiday homes, rentals, or would even make a brilliant family home.

The ground floor accommodation comprises; entrance hallway with downstairs w/c, living room with feature gas fireplace, open plan kitchen/diner, and a sun room which over looks the patio area. Lovely French doors open out from the living room, onto the mature front garden. Upstairs, provides the family shower room, and three bedrooms with ample built in storage. Fitted with LPG gas central heating, the property also benefits from UPVC double glazing, and solar panels (owned) with a battery storage pack located in the attic.

Externally, a pathway leads up to the front door, passing under a garden arched trellis. With mature borders on either side, the garden is home to a variety of flowers, and shrubs. A composite decking area provides space for outside seating, where you can sit and enjoy your surroundings. The rear offers a lower maintenance patio garden with a storage room, ideal for those summer BBQ's. The property also benefits from off road driveway parking.

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, a public house, and a village playing field. St Florence is 3 miles inland from Tenby on the road towards Carew Castle. Close by are 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, then turn left and head down the hill. At the bend turn right onto Longstone. Follow the Cul-De-Sac to the end, where the property is on the left hand side.

What/Three/Words:///crusted.enacted.fishnet

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