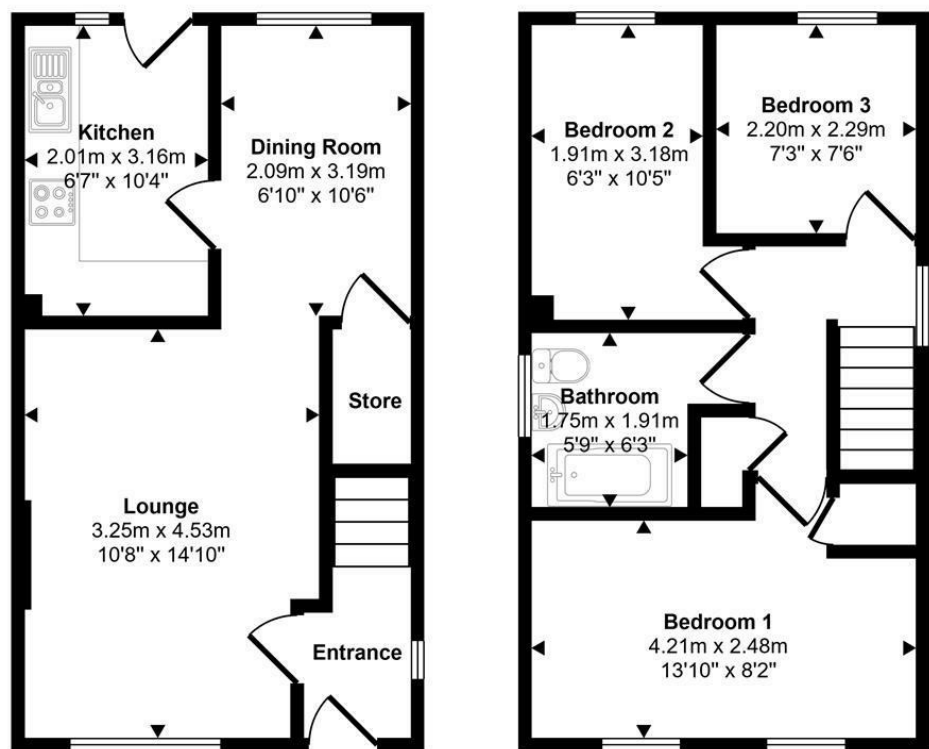


Approx Gross Internal Area
67 sq m / 716 sq ft



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: Gas

ref: LLT/ LLE / JULY / 26/OK EJJ

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ VVWProps

<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.

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

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70

7AJ

EMAIL: tenby@westwalesproperties.co.uk

TELEPHONE: 01834 845584

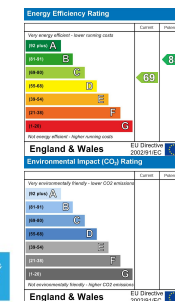


2 Perrotts Road, Sageston, Tenby, Pembrokeshire, SA70 8TE

- NO ONWARD CHAIN
- Cul-De-Sac
- Ideal First Time Buy
- Driveway Parking
- Gas Central Heating
- Detached House
- Three Bedrooms
- Sought After Village Location
- Enclosed Garden
- EPC Rating: C

By Auction £195,000

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



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The Agent that goes the Extra Mile





Situated in a quiet cul-de-sac within the sought-after village of Sageston, this well-presented detached three-bedroom home offers an excellent opportunity for first-time buyers, investors or those looking to enjoy village life. With beautiful countryside walks right on the doorstep and the added advantage of being offered with no onward chain, early viewing is highly recommended.

The accommodation comprises an entrance hall, a living room which flows seamlessly into the dining area, and a fitted kitchen with rear access into the garden. There is also useful under-stairs storage, providing practical everyday convenience. Upstairs, the property offers three bedrooms and a family bathroom. The landing benefits from a storage cupboard. Further benefits include gas central heating, UPVC double glazing and neutral décor throughout, allowing the new owners to move straight in and make the property their own.

Externally, the property benefits from driveway parking for 2–3 vehicles to the side, with gated access leading into the rear garden. To the front, there is a low-maintenance lawned area with a pathway leading to the entrance door. The enclosed rear garden has been designed with both relaxation and practicality in mind, featuring a patio area ideal for outdoor dining and entertaining, alongside a lawned garden providing plenty of space for children and pets to enjoy. The garden provides ample space for the property to be extended, subject to the necessary planning permission.

Sageston and Carew are popular for its magnificent castle, Celtic Cross and tidal mill. It is a popular destination for both visitors and locals alike. Nearby local amenities include: convenience store, public house, primary school, church and playing field with park. The property is located between Tenby/Saundersfoot and Pembroke/Pembroke Dock, where most everyday amenities are available.



DIRECTIONS

From our Tenby Office exit the town via the one-way system which will bring you to the green. Turn left on to Marsh Road and turn right at the leisure centre on to the B4318 heading towards Pembroke. At the roundabout take the 2nd exit sign posted Sageston following the road through the village and past the school, take the next turning on the left into Bartletts Well road, and follow the road onto Perrotts Road. The property will be straight ahead of you.
 What/Three/Words:///gums.indicates.ashes
 See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.