

This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using PlanUp.

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.

TAX: Band 'D'

We would respectfully ask you to call our office before you view this property internally or externally

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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.

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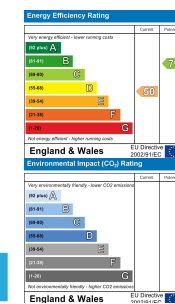


## Old Bakery Milton, Tenby, Pembrokeshire, SA70 8PH

- Semi Detached House
- Three Bedrooms
- Garden To Rear
- Garage and Stone Outbuildings
- Sought After Village Location
- Georgian Property
- Two Reception Rooms
- Off Road Parking
- Beautifully Presented
- EPC Rating: E

Offers In Excess Of £250,000

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**The Agent that goes the Extra Mile**

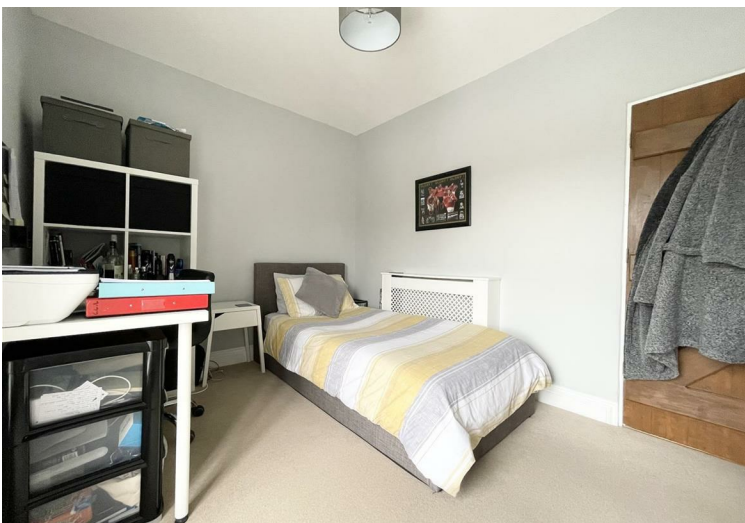




Old Bakery is a beautifully presented Georgian property built circa 1800 and modernised to a high standard. The property has a wealth of history, having previously been used as a bakery and a village pub. The layout of the property briefly comprises: Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room, Three Bedrooms and Family Bathroom. Externally the property has a driveway to the front providing off road parking for 2 cars and access to the detached garage. To the rear is an elevated lawn garden which is lined with decorative gravel borders, a decked seating area and a two storey stone outbuilding. A further outbuilding (previously the cellar of the pub) provides storage of outdoor equipment.

The property boasts many original and character features including cast iron fireplaces in most rooms, UPVC double glazed sash windows to the front and further UPVC glazing to the rear. There are many bespoke features to be enjoyed, including wooden shutters and blinds to the windows, handmade panelled doors and original wood panelling in the kitchen. The property is served by oil fired central heating, solid oak flooring, a pressure fan and comes with a Radon certificate. A must see property!

The sought after village of Milton is located centrally between the historic town of Pembroke and the coastal seaside resorts of Tenby and Saundersfoot. The village itself has easy connections to the A477 trunk road but enjoys minimal passing traffic through the village. The village offers a friendly brewery, a village shop and a children's park. The village is within walking distance of the shores of the Cleddau Estuary, Carew Castle and Tidal Mill with its circular walk and is just a 10-minute drive away from the nearest beach at Freshwater East. The neighboring village of Sageston offers a primary school and further amenities, whilst the secondary schools located in Tenby and Pembroke Dock offer bus services daily.



### Lounge

13'8" x 12'5" (4.18m x 3.80m)

### Utility Room

6'8" x 5'6" (2.04m x 1.70m )

### Bedroom Three

8'3" x 12'2" (2.52m x 3.73m)

### Kitchen

10'10" x 20'4" (3.31 x 6.20)

### Bedroom One

13'10" x 13'1" (4.23m x 4.00m)

### Bathroom

12'2" x 5'8" (3.72m x 1.73m )

### Dining Room

12'9" x 8'2" (3.89m x 2.50)

### Bedroom Two

8'7" x 13'11" (2.62m x 4.25m )



### DIRECTIONS

From the Tenby office head out of town on the B4318 in the direction of Carew, for approximately 5 miles until you reach the roundabout. Take the 1st exit onto the A477 and at the next roundabout take the 2nd exit to continue onto the A477. Enter the village of Milton and turn right into the village and the property will be found on the left-hand side, opposite the village shop.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.