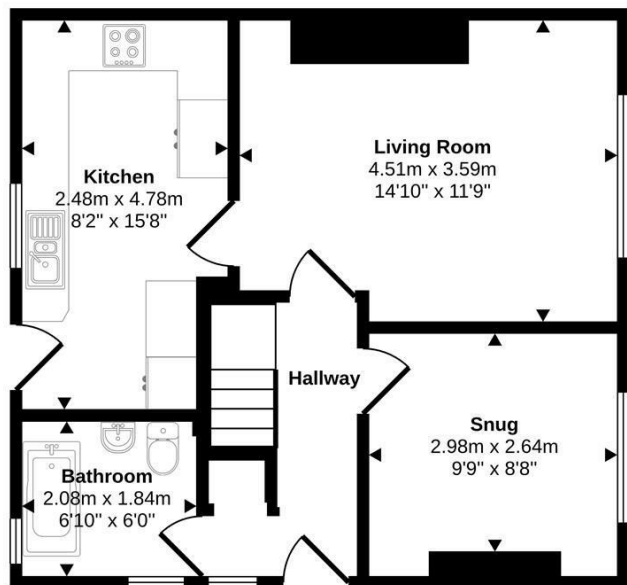
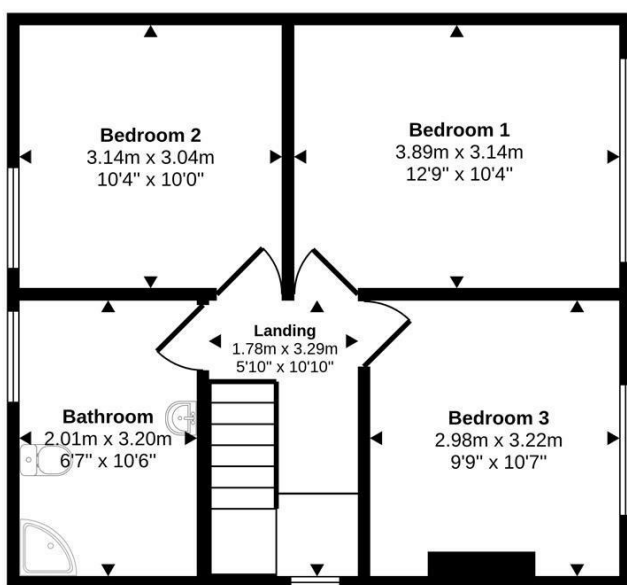


Approx Gross Internal Area
94 sq m / 1011 sq ft



Ground Floor
Approx 48 sq m / 517 sq ft



First Floor
Approx 46 sq m / 494 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: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Drainage, Mains Electric, Mains Water
HEATING: oil
TAX: Band C

HC/CCL/10/26/OK

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

FACEBOOK & TWITTER
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.

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

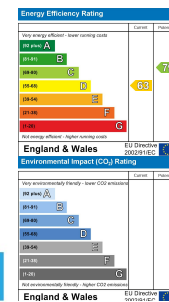


4 Elm View, St. Florence, Tenby, Pembrokeshire, SA70 8LR

- Semi Detached House
- Two Reception Rooms
- Well Presented
- Lovely Garden To Rear
- No Through Road
- Three Double Bedrooms
- Sought After Village Location
- Ample Off Road Parking
- Oil Central Heating
- EPC Rating: D

Offers In Excess Of £240,000

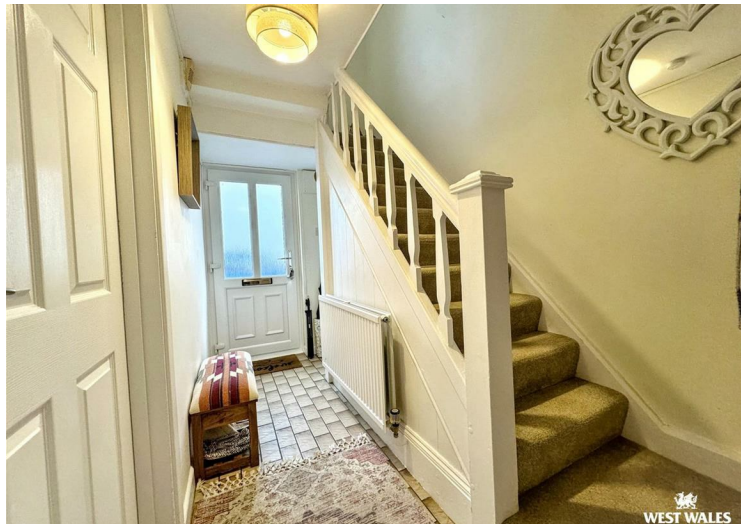
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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The Agent that goes the Extra Mile





Situated at the end of a private driveway in the popular village of St Florence, this well-presented semi-detached property offers versatile accommodation, generous off-road parking and a beautifully maintained rear garden. Ideally positioned within easy reach of the village centre, the property benefits from a range of local amenities, including public houses, a primary school, church and village shop.

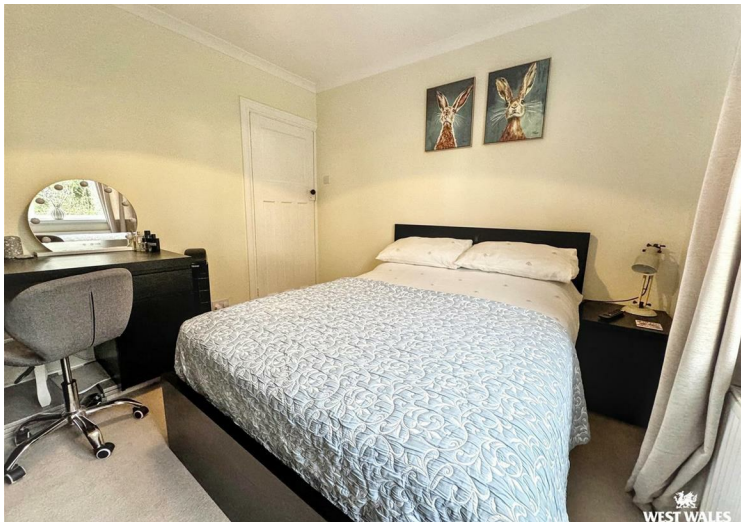
The accommodation briefly comprises an entrance hallway, lounge, dining room (which could alternatively be used as a ground-floor bedroom), kitchen and bathroom. To the first floor are three well-proportioned double bedrooms, complemented by a modern shower room. Further benefits include double glazing and oil-fired central heating.

Externally, a private driveway provides ample off-road parking and continues to the rear garden. The attractive garden has been thoughtfully maintained, being predominantly laid to lawn with a patio seating area, ideal for outdoor dining and relaxation. An outbuilding and garden shed provide useful additional storage.

Offering flexible living accommodation and an appealing outdoor space, this property would make an ideal first-time purchase or a comfortable family 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 before reaching the centre of the village, take a right-hand turn onto Elm View, where the property will be found at the end of the private driveway. what3words: stunner.stick.hides

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