

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 Leasehold
LENGTH OF LEASE: 999 Years with 979 remaining
ANNUAL GROUND RENT: £50
GROUND RENT REVIEW PERIOD: n/a
ANNUAL SERVICE CHARGE AMOUNT: £3600
SERVICE CHARGE REVIEW PERIOD: [year]

SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: N/A- Business rates payable
HEATING: Electric

ref: ADD /LLE / JULY/ 25
TAKEONOK/24/07/LLE

FACEBOOK & TWITTER: Be sure to follow us on Twitter: @ WWPProps
<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

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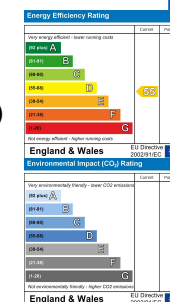


Ploughmans Cottage Ivy Tower Village, St. Florence, Tenby, Pembrokeshire, SA70 8NQ

- Mid-Terrace Cottage (All Contents Included)
- Communal Swimming Pool And Sauna
- Mini Golf And Playground
- Conservatory
- Electric Heating
- Brilliant Income Potential
- Tennis Court And Table Tennis
- Three Bedrooms
- Leasehold (999 Years With 979 Remaining)
- EPC Rating: D

£195,000

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The Agent that goes the Extra Mile

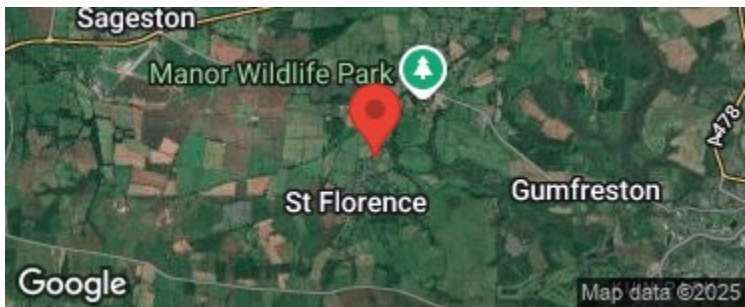


A brilliant opportunity to acquire a well presented mid-terrace cottage, situated on the popular holiday complex of Ivy Tower Village in St Florence, Tenby. With many country walks right on your doorstep, the village also offers local amenities. The property offers fantastic income potential, and is 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.