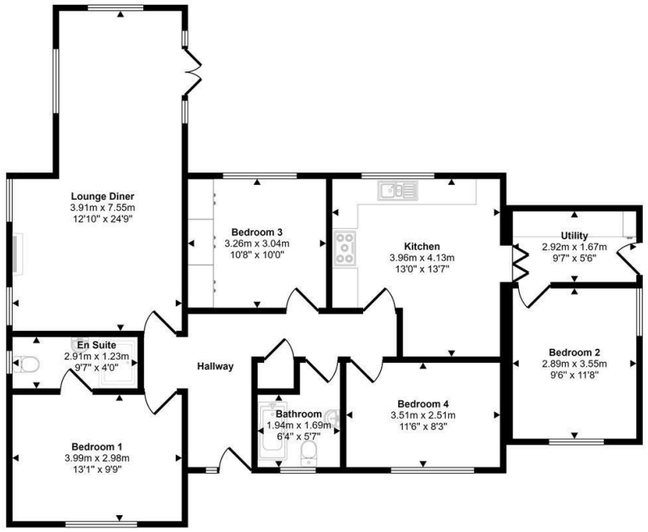
Approx Gross Internal Area
111 sq m / 1197 sq ft



Floorplan

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: E

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

ADD/ESL/10/24
TAKEONOK/17/10/24/LLE

FACEBOOK & TWITTER
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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
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TELEPHONE: 01834 845584

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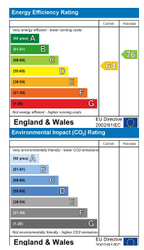
www.westwalesproperties.co.uk

16 Parklands, St Florence, Tenby, Pembrokeshire, SA70 8NL

- Detached Bungalow
- Very Well Presented
- Wraparound Garden And Driveway
- No Onward Chain
- UPVC Double Glazing
- Four Double Bedrooms
- Oil Fired Central Heating
- En-Suite Shower Room
- Popular Village Location
- EPC Rating: D



Offers In Excess Of £400,000

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Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk TELEPHONE: 01834 845584

The Agent that goes the Extra Mile

A very well presented detached bungalow located in the sought after residential area of Parklands, St Florence. The property is very well presented throughout the layout comprising of an entrance hall, open plan lounge/diner with patio doors to the garden, a kitchen/breakfast room, utility room, bathroom and four double bedrooms, one with an en-suite shower room. The property is served by oil fired central heating and UPVC double glazing.

Externally, the property sits within wraparound gardens with areas enclosed by fencing for privacy and security. The garden is mostly laid to lawn with a patio seating area leading off from the dining area. To the front there is a driveway providing ample off road parking.

This property is a lovely family home with the added benefit of no onward chain, viewing is highly recommended!

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 take the right-hand turn onto Parsons Green. Continue along until the road progresses onto Parklands, and the property will be found on the right hand side at the mini roundabout, The property will be on your right. What3words: reacting.explain.pegs

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