



TELEPHONE: 01834 845584



Energy Efficiency Rating		Score	Notes
Very energy efficient: lower running costs			
	63		
Not energy efficient: higher running costs			
England & Wales		EU Directive Energy Label	
Environmental Impact (CO₂ Rating)		Score	Notes
Very environmentally friendly: lower CO ₂ emissions			
	63		
Not environmentally friendly: higher CO ₂ emissions			
England & Wales		EU Directive Energy Label	



The Agent that goes the Extra Mile





Lovingly renovated in 2018, this brilliant family home is located in the highly desirable village of Tavernspite. Just a short drive to the idyllic beaches of the Pembrokeshire coastline, the property is ideal for a family looking to be in a village with a thriving community. Boasting the perfect blend of character features and modern design, viewing is highly recommended!

Upon entering the property in the entrance hallway, a door opens into a reception room which is currently utilised as the dining room. Featuring a gorgeous fireplace and exposed beams, this space provides a warm and welcoming atmosphere. Off the dining room, sliding doors open into a study area, which would also make a great snug room. A contemporary kitchen is the heart of the home, and boasts an impressive island, breakfast bar, and a range of integrated appliances. Leading through into the living room, the open plan layout really has been designed with modern living in mind. A utility room and shower room is also located off the kitchen.

Upstairs continues to impress with lovely exposed stone work, and accommodates; the master bedroom with dressing room and en-suite, three further bedrooms and the modern family bathroom. The property benefits from solar panels, UPVC double glazing and gas central heating.

Externally, there is driveway parking to the side off the property, which also provides easy access to the rear. The garden which is currently home to chickens, offers a lawned area and various patios providing space for outside seating. Ideal for relaxing with family and friends, you can also enjoy al fresco dining in the summer months.

Tavernspite is a small village in an elevated position enjoying views over the County. The village benefits from a thriving village primary school and community hall with a playgroup. The village has a pub/restaurant and garden centre with restaurant as well as a caravan site with a clubhouse and a short drive to the towns of Whitland and Narberth.



DIRECTIONS

From Tenby, take the A478 out of town towards Kilgetty. At the Kilgetty roundabout, take the third exit towards St Clears. Follow the road until you come to Llanteg. Before reaching the petrol station, take the left hand turn. Follow this road until you come to the village of Tavernspite. Bear right and then bear left onto the B4314. Continue up the road, where the property is on the right hand side. What/Three Words:///clearcut.stall.leafing
See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.