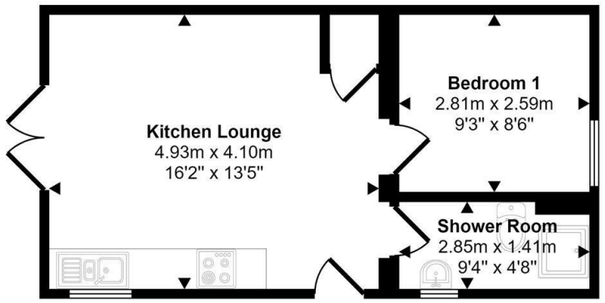

Floorplan

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: We are advised Leasehold
LENGTH OF LEASE: 125 years from 2019
ANNUAL GROUND RENT: £0 Covered Until 2027
GROUND RENT REVIEW PERIOD: [year / month]
ANNUAL SERVICE CHARGE AMOUNT: £0 Covered Until 2027
SERVICE CHARGE REVIEW PERIOD: [year / month]
Property has a maximum 28 day occupancy restriction, holiday let only, animals permitted on consent from the freeholder.

SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band ' N/A - on business rates '

PLEASE NOTE; We are advised this property is served by private drainage.

ref: IRK / LLT / 10 / 22/takeonok
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.

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

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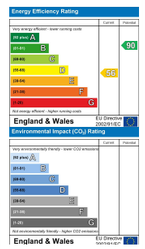
EMAIL: tenby@westwalesproperties.co.uk
TELEPHONE: 01834 845584

01834 845584
www.westwalesproperties.co.uk

Love Cottage Redberth Gardens, Redberth, Tenby, Pembrokeshire, SA70 8RP

- **Semi Detached Cottage**
- **Leasehold Property (125 Years With 118 Remaining)**
- **One Double Bedroom**
- **Allocated Parking Space**
- **Electric Heating**
- **Service Charge And Ground Rent Covered Until 2027**
- **Sold Fully Furnished Including Crockery**
- **Ideal Holiday Let**
- **Front & Rear Courtyard**
- **EPC Rating: D**



Offers In Excess Of £110,000

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EMAIL: tenby@westwalesproperties.co.uk TELEPHONE: 01834 845584

The Agent that goes the Extra Mile

A brilliant opportunity to acquire a quaint holiday cottage, situated in the highly desirable Redberth Gardens, Tenby. This well presented cottage offers a great source of income, while also being a lovely retreat for family and friends. Located in an idyllic spot in between the popular coastal regions of Saundersfoot and Tenby, there are a variety of shops, beaches and restaurants all within a short drive. Boasting a modern stylish decor throughout, viewing is highly recommended!

Designed with modern living in mind, an impressive open plan living space is situated at the heart of the cottage. Featuring vaulted ceilings with exposed beams, French doors also open out to the rear courtyard which is paved. The shaker style kitchen is fitted with a range of appliances, including an electric oven, ceramic hob, integrated fridge/freezer and dishwasher. There is one double bedroom and a shower room fitted with a modern suite. The property benefits from UPVC double glazing and has electric heating.

To the front of the property there is a low maintenance courtyard/seating area laid with loose stone, providing multiple options for outdoor seating. An additional patio area is located to the rear. Love Cottage has an allocated parking space to the front of the property.

Love Cottage is just outside the village of Redberth, with easy access to the A477 trunk road. Just a ten-minute drive from the popular seaside resort of Tenby, with many shops, restaurants, amenities, and its famous championship golf course. The beautiful coast and countryside of the Pembrokeshire Coast National Park provide further leisure and tourism opportunities, with many more sandy beaches within easy driving distance. Slightly further afield is the well known Pendine Sands and the Town of Carmarthen with its shopping precincts and Cinema, Main Line Railway Station and excellent links to the M4 and the East.

DIRECTIONS

From Tenby, take the A478 towards Kilgetty as far as Kilgetty roundabout and take the first exit onto the A477 in the direction of Pembroke Dock. Go through the traffic lights at Broadmoor and continue along the road until you see the turning for East Williamston on your left-hand side. Turn left here and then turn immediately right into Redberth Gardens. Follow the lane along and then bear right, follow the lane and Love Cottage is the in right corner. WHAT 3 WORDS - salads / prowl / ribcage

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