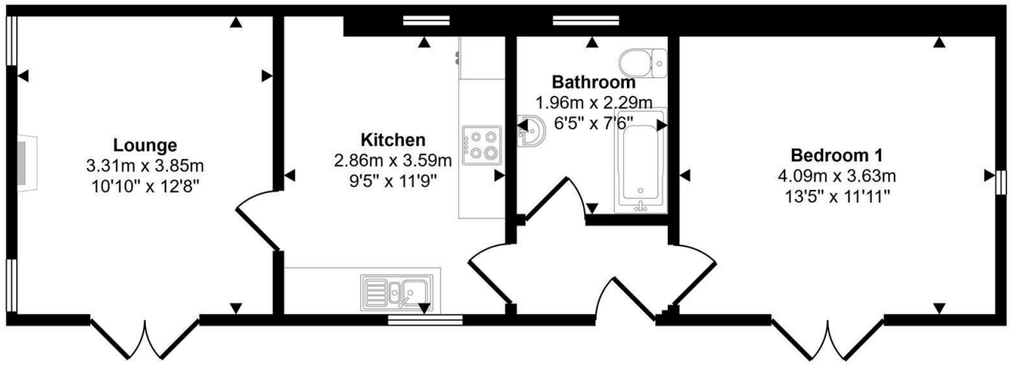
Approx Gross Internal Area
49 sq m / 528 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items of 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 Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'B'
HEATING:

ref: JETH/LLE/FEB / 26/JETH

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,

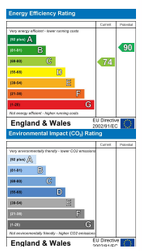
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

01834 845584
www.westwalesproperties.co.uk

Primrose Cottage, Lillimoor Farm St. Florence, Tenby, SA70 8NP

- Semi-Detached Freehold Cottage
- Village Location
- Character Features
- Garden And Decking Area
- LPG Gas Heating
- Brilliant Investment Property
- One Bedroom
- Well Presented
- Ample Off Road Parking
- EPC Rating: C



£185,000

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The Agent that goes the Extra Mile

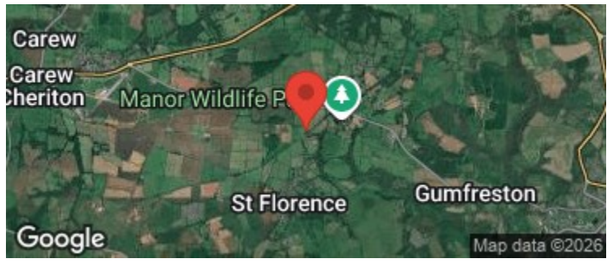
NO ONWARD CHAIN

A brilliant opportunity to acquire a well presented semi-detached cottage, situated on the highly desirable setting of Lillimoor Farm, St Florence. With lovely country walks right on your doorstep, the property is ideal for those looking for a village lifestyle. The property would make a brilliant investment property, first time buy or even the ideal retirement home. With the added benefit on no onward chain, viewing is highly recommended!

The accommodation comprises; an entrance hallway, a family bathroom, a kitchen/diner fitted with solid wood cupboards, and one double bedroom boasting vaulted ceilings, and patio doors opening out onto the garden. The living room is located at the other end of the cottage, which also has a feature fireplace. Exposed beams continue throughout the cottage, adding a touch of character. The property benefits from UPVC double glazing and has LPG gas central heating. Above the kitchen and bathroom is also boarded out, providing ample storage.

Externally, there is ample off road parking for approximately four cars. A low maintenance walled lawned garden is situated to the front of the property and is boarded by a row of shrubs. The south facing garden also has a decking area which provides a great space for outside seating, ideal for summer BBQ's.

St Florence is a village of charm and a 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.



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 take the second left after Manor Wildlife Park. Follow the road where the entrance to Lillimoor Farm is on the right hand side. What/Three/Words:///scoring.hobby.unite

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