

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 Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'D'

ref: IRK / LLT / 12 / 22/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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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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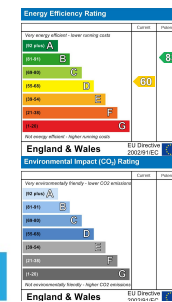


Bumble Bee Cottage High Street, St Florence, Tenby, Pembrokeshire, SA70 7AJ

- Semi-Detached Cottage
- Two Bathrooms
- Rear Garden
- Popular Village Location
- EPC Rating D
- Two Double Bedrooms
- Well Presented
- Off Road Parking
- Approx. 5 miles outside of Tenby

Price £300,000

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The Agent that goes the Extra Mile





Bumble Bee Cottage is situated in the popular village of St Florence, with a local village shop a short walk from your front door and countryside walks all on your doorstep. The accommodation comprises; entrance porch, a kitchen/diner fitted with a range of modern units overlooking the rear garden with a utility room providing rear access and the living room has a feature stone fireplace with French doors opening out onto the patio area. The first floor provides an open landing, with a central window overlooking the garden and two double bedrooms and two bathrooms fitted with modern suites, one with a shower and the other with a bath with an overhead electric shower. The property benefits from a neutral decor throughout with double glazing and LPG gas central heating.

Externally, to the front of the property there is a paved frontage with a range of plants leading up to the front door. To the rear, accessed via the living room and utility the garden is paved, providing multiple options for seating area, leading up to the lawned garden which boasts a summerhouse, a variety of trees, plants and shrubbery with a footpath leading to the rear access where there is off road parking for one vehicle. Viewing is highly recommended to appreciate the size, location and style of this wonderful home.



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.



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 follow the one way system round, then turn left and head down the hill. The property is the second to last on your left just before the village shop. WHAT 3 WORDS - - drip / playfully / myths

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