



Lock House, St Julian Street, Tenby
Pembrokeshire, SA70 7AS

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8 Grove Court
St Florence
SA70 8LZ

£239,950

Bungalow - Detached
Freehold



A detached 2-bedroom bungalow with garage, located on a quiet residential estate. The property has a private enclosed rear garden, ideal for those who are gardening enthusiasts, have pets, or like to enjoy the sunshine.

Situated in the sought after village of St Florence, the bungalow is close to transport links and within close proximity to the Pembrokeshire Coastline.

The village of St Florence boasts a public house, local shop and primary school and is only a short drive from the seaside town of Tenby with its beautiful beaches, shops and restaurants.



LOCK HOUSE C. 1750



Regulated by R.I.C.S. Giles Birt, B.Sc., M.R.I.C.S



- **Detached Bungalow**
 - **Two Bedrooms**
 - **Well Presented**
 - **No Onward Chain**

- **Separate Garage**
- **Enclosed Rear Garden**
- **Mature Trees in Garden**
 - **Village Location**

Garden

There is a good sized enclosed rear garden, mostly lawned, and surrounded by a half height wall and timber fence. Walk around the path of the house to enjoy the mature trees and shrubs consisting of Magnolia, fruit trees and wisteria.

Lounge/Diner 21'3" x 9'10" (6.5 x 3)

The lounge has a window to front and patio door to rear with access to the enclosed garden. There are two ceiling light points, a storage heater and electric effect flame fire, with ample space for dining table and chairs.

Kitchen 10'9" x 9'2" (3.3 x 2.8)

The kitchen has a window to the rear with door out to the garden offering plenty of natural light and comprises a number of wall and base units, stainless steel sink/drainers, free standing fridge/freezer.

Hall

The hallway has a large storage cupboard with immersion heater, loft access and a storage heater.

Bedroom One 12'1" x 9'2" (3.7 x 2.8)

Bedroom one has centre ceiling light point, electric wall heater and a large window to the rear.

Bedroom Two 11'9" x 8'10" (3.6 x 2.7)

Bedroom two has a window to the front, centre ceiling light point, and wall heater.

Bathroom 8'6" x 7'10" (2.6 x 2.4)

Bathroom has tiled walls, bath with shower over, uPVC window to rear, pedestal wash hand basin, WC, electric towel radiator, fan heater, mirror with shaver.

Garage

The separate garage has an up and over door, electric

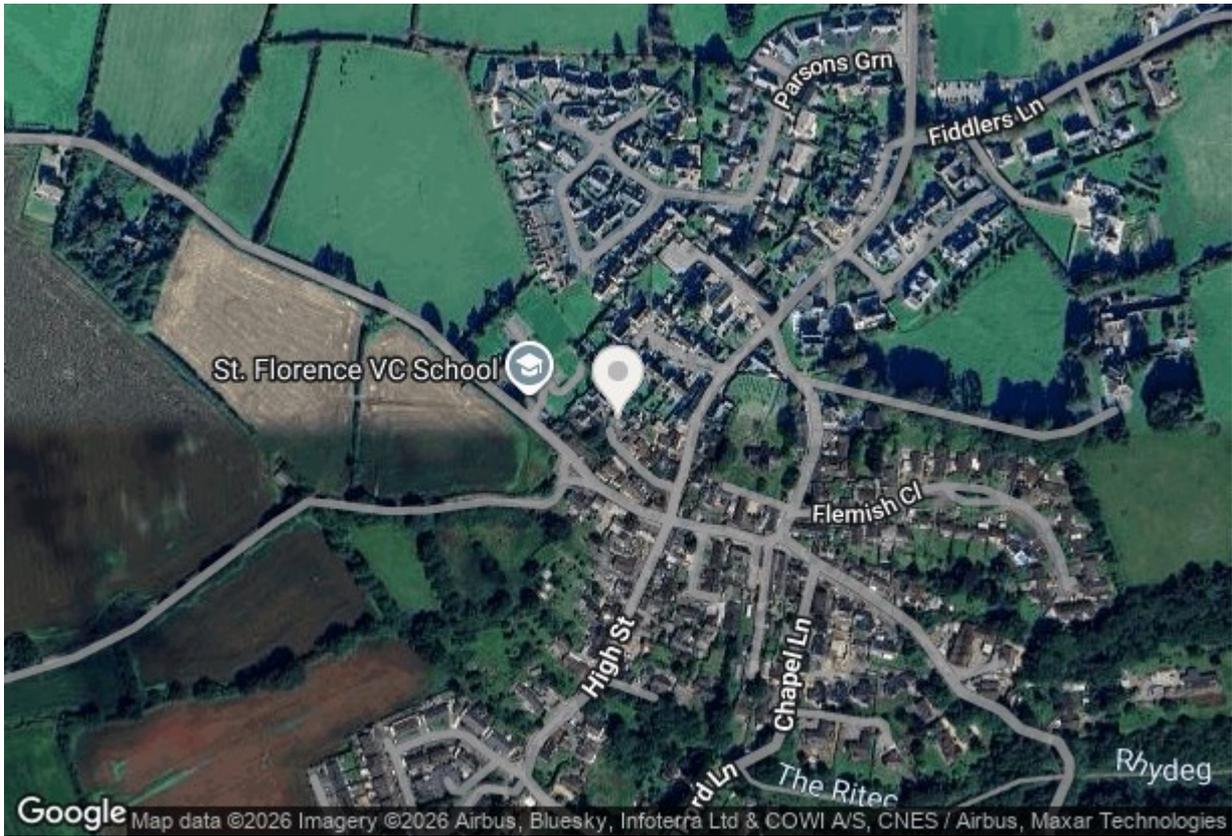
points and light fitting, window to one side into garden and a tumble dryer.

There is additional parking to the front.

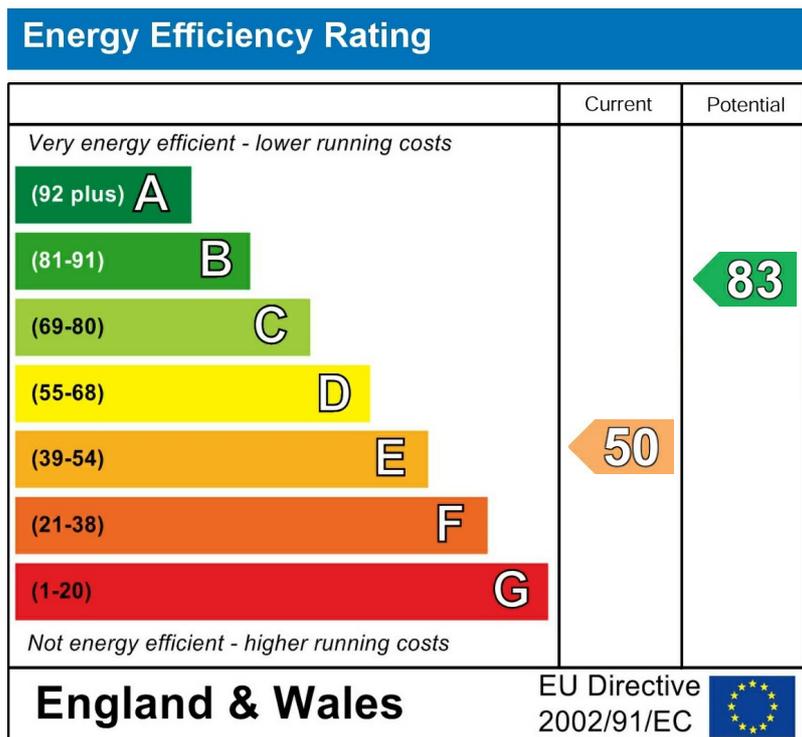
Please Note

The Pembrokeshire County Council Tax Band is D - approximately £2,069.68 for 2024/25.

We are advised that mains electric, water and drainage is connected to the property.



Drive into the village of St Florence from the B4318. Drive round the one way system past the Sun Inn and when joining the High Street, Grove Court is opposite to the right. Number 8 is towards the end of the street on the right hand side.









Floor Plan

GROUND FLOOR
681 sq.ft. (63.3 sq.m.) approx.



TOTAL FLOOR AREA : 681 sq.ft. (63.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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