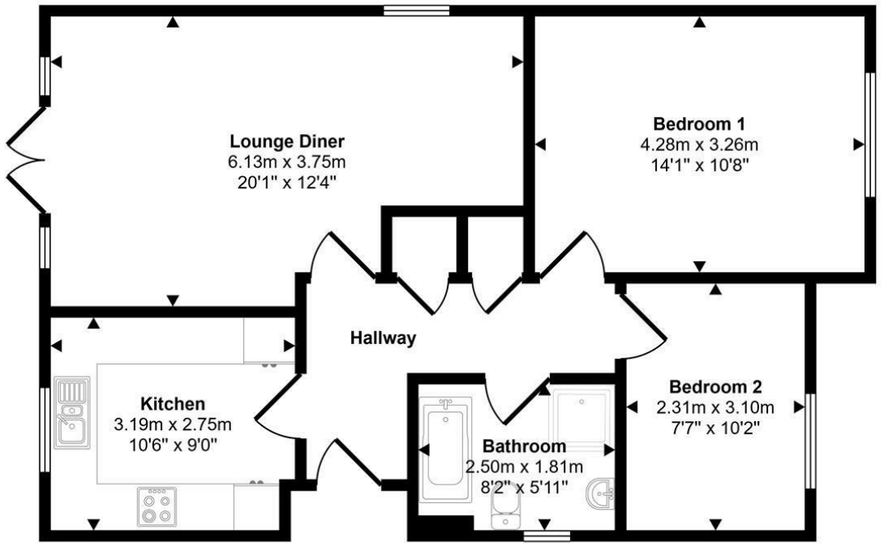
Approx Gross Internal Area
66 sq m / 706 sq ft



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

ref: ADD / LLE / MAY/ 26/DRAFT

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
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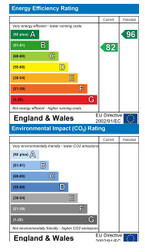






30 Cornfield Walk, Sageston, Tenby, Pembrokeshire, SA70 8DS

- Detached Bungalow
- Two Double Bedrooms
- Immaculately Presented
- Enclosed Rear Garden
- Gas Central Heating
- Completed in 2024
- Cul-De-Sac Position
- Highly Sought After Village Location
- Driveway Parking
- EPC Rating: B



£275,000

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The Agent that goes the Extra Mile



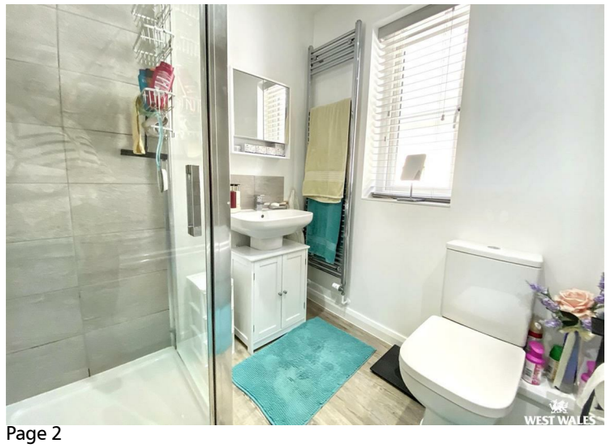


















Situated within the sought-after new build development of Cornfield Walk in Sageston, Tenby, this beautifully presented two-bedroom detached bungalow enjoys a cul-de-sac position within a desirable village location. Just a short drive from the popular coastal town of Tenby, there are also idyllic countryside walks right on your doorstep. The village itself benefits from a primary school, making it an excellent choice for families and those seeking a well-connected community setting. Viewing is highly recommended!

The accommodation is thoughtfully designed and comprises an inviting entrance hallway with ample built-in storage, a contemporary gloss kitchen fitted with a range of integrated appliances, and an open plan living/dining room with patio doors opening onto the rear garden, creating an ideal space for both relaxing and entertaining. The property further offers a modern family bathroom and two double bedrooms. Benefitting from gas central heating and UPVC double glazing throughout, the property combines stylish interiors with convenient single-storey living, making it perfectly suited to a variety of purchasers.

Externally, the enclosed rear garden features a well-maintained lawned area alongside a patio seating space, ideal for enjoying outdoor dining and relaxation. A pathway leads around the property, providing convenient side access from the front. The property also benefits from driveway parking for two vehicles, which is situated to the front of the bungalow.

Sageston and Carew are popular for its magnificent castle, Celtic Cross and tidal mill. It is a popular destination for both visitors and locals alike. Nearby local amenities include: a public house, primary school, church and playing field with park. The property is located conveniently between Tenby/Saundersfoot and Pembroke/Pembroke Dock, where most everyday amenities are available. There are also a number of attractions nearby including Manor Wildlife Park and Heatherton activity park.







DIRECTIONS

From our Tenby Office exit the town via the one-way system which will bring you to the green. Turn left on to Marsh Road and turn right at the leisure centre on to the B4318 heading towards Pembroke. At the roundabout take the 2nd exit sign posted Sageston following the road through the village. At the bend follow the road straight over and the Cornfield Walk development will be on the left hand side. Turn left into Cornfield Walk and follow the road around to the left.
What/Three/Words:///tweaked.ears.inefficient

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