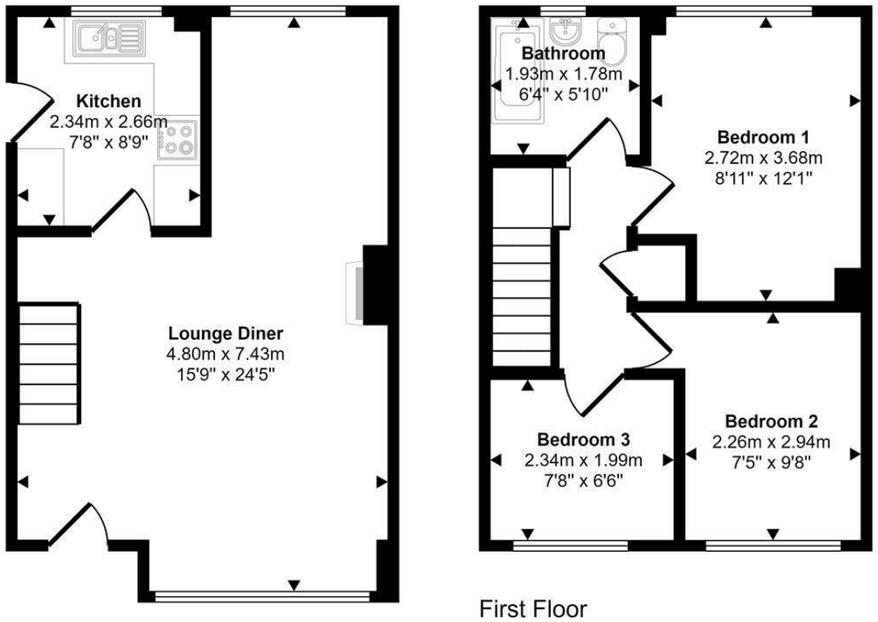
Approx Gross Internal Area
67 sq m / 716 sq ft



Ground Floor
Approx 34 sq m / 369 sq ft

First Floor
Approx 32 sq m / 346 sq ft

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 'C'
HEATING: Gas

ref: JETH /LLE/AUG/ 24
TAKEONOK/28/08/24/LLE

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

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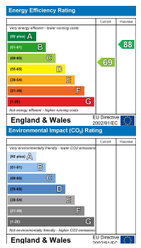






17 Hop Gardens Road, Sageston, Tenby, Pembrokeshire, SA70 8SF

- Semi-Detached House
- Three Bedrooms
- Enclosed Rear Garden
- Detached Garage
- Village Location
- Cul-De-Sac
- Open Plan Living/Diner
- Ideal First Time Buy
- Gas Central Heating
- EPC Rating: C



Offers Over £190,000

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

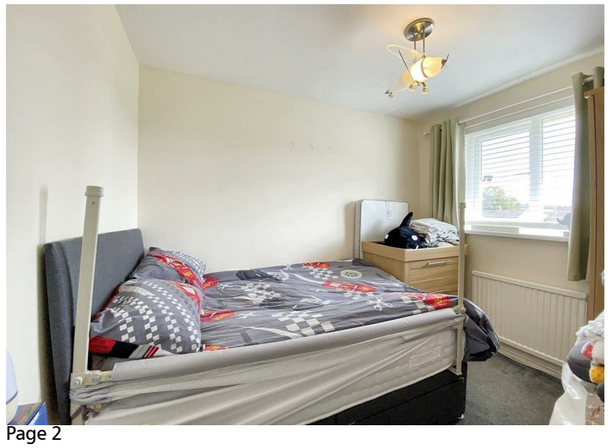
Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk TELEPHONE: 01834 845584

The Agent that goes the Extra Mile













A great opportunity to acquire a well presented semi-detached house, situated in a cul-de-sac position in the highly sought after village of Sageston. The property is within walking distance of a primary school, a public house and restaurant, with the harbour town of Tenby only a short drive away. Designed with modern living in mind, the property would make an ideal family home or first time buy.

The ground floor accommodation comprises; entrance opening into the open plan living/dining room, and the kitchen fitted with a range of modern appliances, which also provides access to the garden. The first floor houses the master bedroom with fitted wardrobes, two further bedrooms, and the modern family bathroom. Boasting a neutral decor throughout, the property also benefits from double glazing and gas central heating.

Externally, the property is located at the end of the cul-de-sac, with a pathway leading up to the front door which runs alongside the front lawned garden. A gateway also provides easy access to the rear. There is both ample on street and driveway parking available with a garage to the rear of the property. Gated side rear access is also available. The enclosed lawned garden offers a versatile space ideal for entertaining your family and friends; and provides a decking area with space for outside seating.

Viewing is highly recommended to appreciate all the property has to offer!

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: convenience store, 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 and past the school, take the next turning on the left into Bartletts Well road. Take a left onto Hop Gardens and follow the road around to the end of the cul-de-sac. The property will be on the right hand side. What/Three/Words:///haunt.generally.mushroom

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