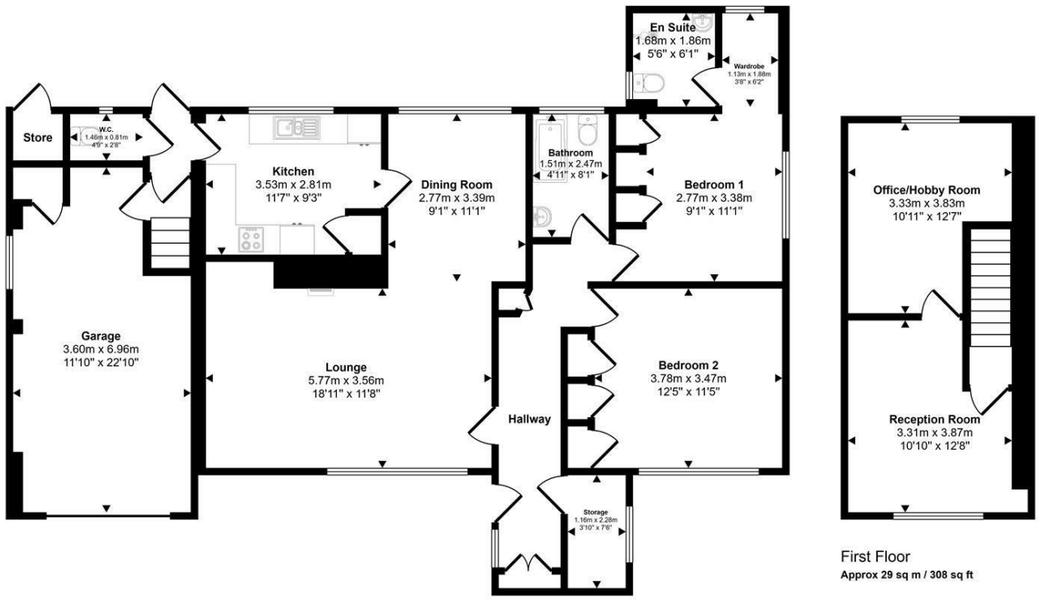
Approx Gross Internal Area
153 sq m / 1651 sq ft



Ground Floor
Approx 125 sq m / 1343 sq ft

First Floor
Approx 29 sq m / 308 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: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Mains Drainage
HEATING: Oil
TAX: Band E
We haven't seen any building regulation certificates.
We would respectfully ask you to call our office before you view this property internally or externally

LLT/ESL/02/26/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

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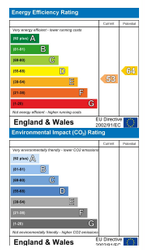






14 Flemish Close, St. Florence, Tenby, SA70 8LT

- Detached Dormer Bungalow
- En-Suite Wet Room
- Front And Rear Gardens
- Countryside Outlook To Rear
- Sought After Village Location
- Two Bedrooms Downstairs
- No Onward Chain
- Off Road Parking And Garage
- Oil Fired Central Heating
- EPC Rating: E



£375,000

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

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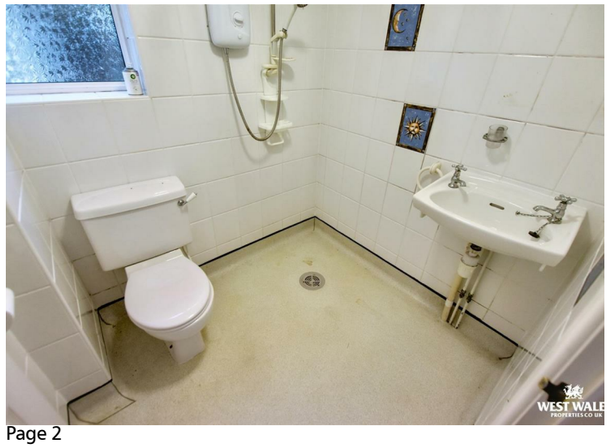
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The Agent that goes the Extra Mile













A rare opportunity to purchase a detached dormer bungalow located in the sought after village of St Florence, close to the village centre with its shop, church, primary school and pubs. The property is for sale with the great appeal of having no onward chain, and would suit a family or someone looking for a home to enjoy retirement.

The layout of the property briefly comprises of an entrance hall with boot room, an open plan living room/diner, kitchen, two bedrooms (one with dressing area and an en-suite wet room) and a family bathroom. There is also a separate WC and access to the integral garage on the ground floor. A staircase leads up to the first floor where you will find two interconnecting reception rooms, offering excellent space to use as an office/hobby room, or as further bedrooms space if desired. The property is served by oil fired central heating and double glazing.

Externally, the property boasts curb appeal with a lawned garden to the front and a driveway providing ample off road parking. To the rear is a lawned garden equipped with a garden shed,with a pretty outlook to the rear over neighbouring fields.

The cul-de-sac location gives the benefit of minimal passing traffic. Viewing is highly recommended!

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. In the village is Grandiflora garden Centre and Bramley's Tea Rooms.





DIRECTIONS

Enter the village of St Florence from the B4318 and follow the road through the village, passing the Parsonage Inn on the right and entering the one way system. Turn left onto Flemish close and follow the road all of the way along, where the property will be found at the end of the cul-de-sac on the left hand side. What3Words: ///disband.rhino.dorms

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