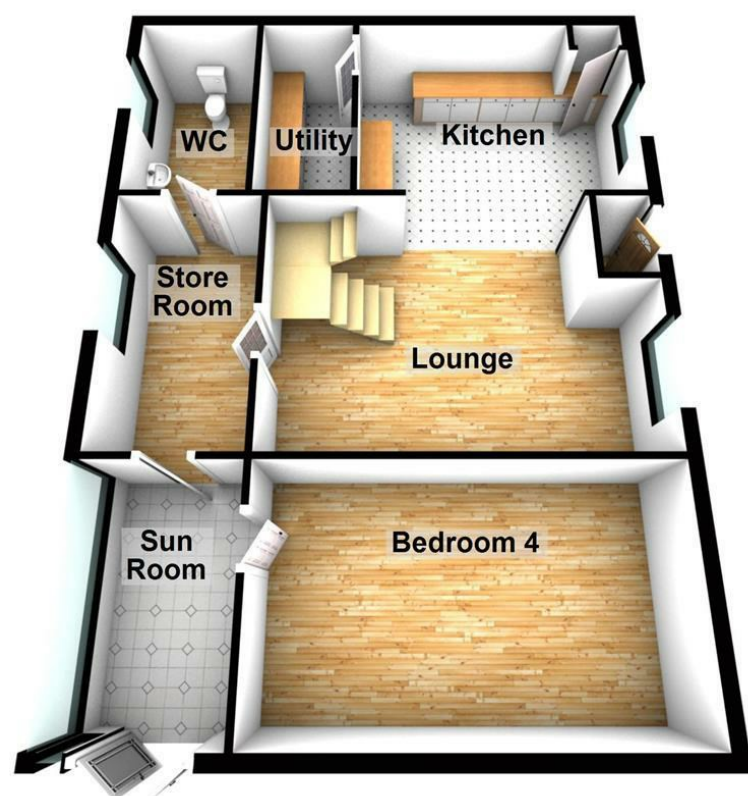


Ground Floor



First Floor



View: By appointment with the Agents
Services: We have not checked or tested any of the Services or Appliances
Tenure: We are advised freehold
Tax: Band F

NNC/IRK/12/20/OK/NNC

AGENTS NOTE: We have not seen or been provided with any planning consents or building regulations should they be necessary.

Any plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

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

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

TELEPHONE: 01834 845584

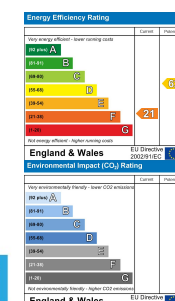


Churchside St Florence, Tenby, Pembrokeshire, SA70 8LS

- Semi-Detached House
- Four Bedrooms
- Off Road Parking
- Sought After Village
- Character Features
- Well Presented
- En suite Shower Room
- Sun Room
- Garden to the side
- EPC Rating F

Offers In Excess Of £300,000

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The Agent that goes the Extra Mile



Churchside Cottage is a four bedroom semi-detached house, located in the heart of the pretty village of St Florence. This character property enjoys ample living space on the ground floor along with a open plan kitchen, Sun room, Utility room, WC, four bedrooms one with a en suite and a family bathroom The property has been recently redecorated and has some lovely character features.

The focal point for the house is undoubtedly the sitting room, with its parquet flooring and wood burning stove. The property also benefits from a sun room to the side, which enjoys views out to the private rear garden.

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.



Kitchen

14'11" x 9'2" (4.556m x 2.802m)

Lounge

13'8" x 14'9" (4.173m x 4.514m)

Utility Room

7'4" x 4'8" (2.257m x 1.445m)

Porch

3'4" x 3'8" (1.039m x 1.142m)

WC

2'7" x 5'1" (0.812m x 1.565m)

Bathroom

8'11" x 4'11" (2.729m x 1.502m)

Bedroom One

14'10" x 9'10" (4.528m x 3.010m)

En Suite

9'1" x 4'3" (2.776m x 1.307m)

Bedroom Two

8'2" x 14'10" (2.490m x 4.534m)

Bedroom Three

5'11" x 11'2" (1.808m x 3.421m)

Bedroom Four (Downstairs)

10'10" x 9'0" (3.321m x 2.764m)



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 and Churchside Cottage will be found on the right hand side next to The Sun Inn.

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