



**Glan Y Nant, St Florence, Tenby
SA70**

Offers in Excess of £550,000

Secluded & Outstanding 4 Bedroom, 3 Reception Room Bungalow.

Desirable Large Garden with Stream & Detached Garage

Email: info@pembrokeshireproperties.co.uk

Telephone: Landline: 01646 562387 Mobile : 07821282534

Registered office address :71 -75 Shelton Street, Covent Garden, London UK. WC2H 9JQ

Registration number:13486480



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PEMBROKESHIRE
PROPERTIES
ESTATE AGENTS

- DETACHED BUNGALOW
- DETACHED GARAGE & AMPLE DRIVEWAY
- HUGE PLOT & LARGE GARDEN WITH STREAM
- PRIVATE & SECLUDED
- 4 BEDROOM
- 3 RECEPTION ROOM
- IN THE DESIRABLE LOCATION OF ST. FLORENCE
- MODERNISED TO HIGH STANDARD THROUGHOUT

Tenure: We are advised the property is Freehold.

Description

A rare opportunity to purchase this gorgeous 4 Bedroom Detached Bungalow, located in the extremely desirable village of St. Florence. Closely situated to the coastal path and other popular destinations of Saundersfoot, Tenby and Manorbier to name just a few, but also close to the main access routes both in and out of the county.

Award winning floral village with an excellent community spirit hosting lots of local events. Ideal location for a forever home or to raise a family.

The property is a detached bungalow situated on a huge plot on the extremity of the village, with a high level of privacy. To the front of the property you have double gates and a detached size and a half garage with block paved driveway, large enough for at least 4 cars. To the left of this a lawned front garden with its own stream that runs through the grounds of the property. You have side access, both left and right, making access to the rear garden effortless. The rear garden is something to be desired, it is easy to lose yourself in its variety of landscaped areas with views across the countryside behind. One unique attraction of this property is the fact that the surrounding area is so tranquil and attracts a range of local wildlife.

On entry to the property you are instantly impressed by the quality and finish of decoration and standard of fixtures and fittings which is repeatedly seen throughout the property. You are greeted into an exceptionally wide hallway which is fitted with newly laid oak flooring and from which all rooms are connected via solid oak Bevelled glazed doors. The 4th bedroom/study is located near the entrance and there are three reception rooms which are all impressive for different reasons, whether it's a cosy fire you desire, family gathering or being able to enjoy the outdoors all year round. Every room has it covered. All equally spacious and a perfect place to sit or entertain. The newly fitted U shape Shaker kitchen with granite worktops is a cook's paradise fitted with stainless steel appliances and a breakfast bar.

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Description

To the right of the kitchen is the larger than average ,utility room ,which currently houses the washing & drying machine and the location of the Gas boiler. On the return , the L shape hallway leads to the bedrooms , situated down a private corridor ,it is from here that access is gained to bedroom 1, 2, 3 ensuite and the family bathroom. The property has been well maintained and there is huge potential for further changes , should you wish ,but equally it would make a fantastic forever home .So much has been done to this property that you could move straight in ,maintenance free. Everything this property has needed has already been done.

This property really must be seen to be appreciated .We cannot stress enough the quality and execution of the décor and fittings and the property as a whole and its general outlook. We believe that what we have written is just a snippet of how spectacular this truly is.



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L shape Entrance Hallway (3.04m x 6.10m) (9.97" x 20.01") and (1.04mx 7.88m)(3.41" x 25.85")

Upon entry you are blown away by the space and quality of fixtures and fittings, the property has been tastefully modernised throughout with neutral colour scheme. This instantly gives you that feeling of a grand entrance. Access to all Reception rooms are gained via the front hall way which is an L shape and returns to the right where bedrooms 1,2 and 3 are situated along with the bathroom making this a very private area should you have visitors. There are two closets situated off the hallway both fantastic size and ideal for storage of essential items. Ceiling lights, solid oak and bevelled glazed doors with solid oak flooring throughout. Additionally this would make an ideal area to accommodate stairs to a loft conversion, subject to the necessary consent.

Living Room (4.12m x 5.28m) (13.51"x 17.32")

Gorgeous outlook of the rear garden, stream and beyond through the double glazed French doors with warming, focal point, log burner with oak mantle & alcoves. The French doors open out to the decking, giving the ability to enjoy the outdoors, whatever the weather. Great sized room that's light and airy. Two ceiling lights, wall lights, radiators & solid oak and bevelled glazed door, carpeted throughout.

Dining Room (3.47m x 3.97m) (11.38" x 13.02")

To the right of the living room, fantastic size room that is open plan to the sun room making it a great place to entertain family and friends all year round. The room overlooks the back garden where you can watch an abundance of wildlife. Ceiling light, Solid oak & bevelled glazed door, wooden flooring & Radiator.

Sun Room (3.57mx3.67m)(11.71"x12.00")

The most tranquil room in the house, you're spoilt for choice, but this would make the perfect location to sit, paint, read or get stuck in to a favourite hobby. Breath taking outlook and an ideal place to find some quiet time to watch the birds and take time to reflect. Overlooks the rear garden, stream and the countryside beyond. With solid roof, double glazed units and French doors opening on to the decking.

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Kitchen (3.86mx3.95m) (12.66"x12.95")

Impressive new high quality shaker kitchen with vast amounts of storage and counter top space. Cream kitchen units fitted in a U- shape with exquisite granite style worktops . The kitchen contains an in-built double oven and stainless 6 burner gas hob with overhead stainless extractor fan and stainless steel sink and a half . Tiled splash back and Oak effect tiled flooring all complimenting the superior level of decoration throughout this property. Must be seen to appreciate this expansive area which also includes a breakfast bar, again finished with the granite worktop .

Utility Room (2.74mx2.56m)(8.98"x8.39")

Larger than average space that is currently used as a laundry room ,with access to the side of the property via the double glazed UPVC door. Recently fitted and serviced LPG Worcester boiler. Ceiling Light & Radiator

Bedroom One (3.62mx3.87m)(11.87"x12.69") & En-suite

Master bedroom with en- suite, situated at the end of the hallway opposite bedroom two. Great decorative order and large enough to house bedroom furniture and a double or king size bed. Ceiling light, radiator, solid oak door and carpeted throughout. To the left of the room is the entrance to the en- suite which comprises of a bath with shower, wash basin, toilet and storage cupboards. The en-suite is tiled throughout.

Bedroom Two (3.61mx2.96m)(11.84"x9.71")

Spacious double bedroom ,really light and airy ,with ample room for double bed and furniture, large window overlooks the front of the property . Ceiling light, radiator, carpeted throughout.

Bedroom Three (2.91m x 3.06m)(9.54"x10.03")

Double bedroom with outlook to the front of the property via double glazed UPVC window, fitted wardrobes, ceiling light & radiator, carpeted throughout.

Bedroom four (2.58x2.96)(8.46x9.71")

Overlooking the front of the property this room is a large single room but would also make an ideal office or play room, which is flooded with light through the exceptionally large double glazed UPVC front window . Radiator, ceiling light and carpeted throughout .

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Detached Garage

Large detached garage with huge potential for other uses than just storing cars ,ideal and perfect to restore a classic project or this could be changed into an office, fitness suite or much more, subject to necessary planning changes. We have been advised by the occupants that there is an area ,to the left of the garage ,that could be cleared to accommodate a campervan or caravan. Up and over garage door, windows & lighting .

Shed

Situated at the bottom of the garden ,to the left, and hidden from view ,great for storing garden tools etc. Lockable door and concrete construction.

EXTERNALLY

Set back from the road and surrounded by trees and shrubbery , this plot is very private and secluded. The property is accessed via the shared driveway and then through it's own set of double gates ,where there is an additional ample block paved driveway with Detached garage and front garden, laid primarily to lawn and shrubs. You have side access both sides of the bungalow with large access routes for garden equipment. Side access is paved which leads on to the lawned area of the rear garden. Extensive rear garden with a shallow stream that runs along the left hand side of the property. The garden contains different landscaped areas consisting of a vegetable patch, decked area , lawn, paved and stoned area which makes it manageable and an ideal refuge for wildlife. The garden mainly contains shrubbery and mature trees with views of the countryside beyond.

SERVICES

We are advised all mains services are connected to the property ,with an LPG tank , supplying gas as there is no mains gas connected to the village of St. Florence. Boiler and central heating system is powered via the Gas Worcester combination boiler which has recently been serviced. Additionally the property has recently had cavity wall and loft insulation for which there is a current certificate present. .

EPC RATING -TBC

VIEWINGS

Strictly by appointment only with a member from Pembroke Properties Estate Agents Ltd tel:01646 562387

GENERAL NOTE

All information used for marketing material has been provided and advised to us by the legal property owner. Floorplans and dimensions are approximates and may differ. All interested parties should satisfy themselves with the information.

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FLOORPLAN



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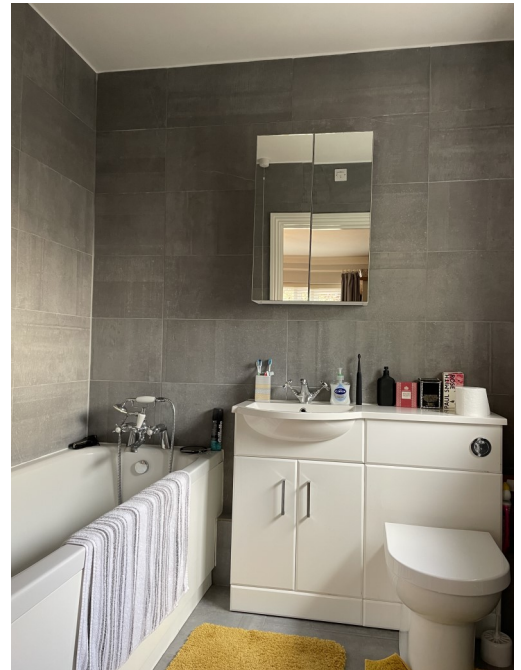


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