



## 1 Monkstone, New Hedges, Tenby, Pembrokeshire SA70 8TR

£220,000 For Sale

### Property Features

- \*\* 1 Remaining - 2 Sold \*\*
- Newly built 2-bedroom dwelling finished to a very high standard throughout
- Turn key - ideal first time buyer or investor property
- Enclosed rear garden with allocated driveway parking
- Popular village location - walking distance to convenience store and public house
- Short Distance to Monkstone Beach
- Distance sea and coastal views to rear
- 1 mile from popular seaside village of Saundersfoot and coastal town of Tenby

### Property Summary

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LAST PROPERTY REMAINING - 2 SOLD \*\*

Beautifully presented 2-bedroom semi-detached house finished to a high specification throughout, within easy reach of both Saundersfoot and Tenby.





## Full Details

### Accommodation

#### Ground Floor

##### Entrance Hall

Part glazed door to reception room and turning stairway to first floor.

##### Open Plan Reception

3.74m x 8m (12' 3" x 26' 3") Max

A delightful reception room with windows to the front (south facing) and double French doors to the rear (east facing) with glazed side panels ensuring the reception space at this property is both light and airy.

##### Kitchen

Brand new fitted kitchen incorporating a range of integrated appliances, dishwasher, washing machine, fridge with freezer, built-in electric oven with four hob with extractor fan over. 2x sash windows to front aspect (south facing). Bank of 3 floor-to-ceiling units in matching design to the kitchen area, ample worktop space partly tiled walls, tiles splash back. Double glazed French doors (east facing) to enclosed rear garden, two radiators, inset ceiling spots.

##### Seperate W.C

Wash hand basin set into Vanity unit. Low level WC.

#### First Floor

##### First Floor Landing

Access to loft space.

##### Bedroom 1

2.85m x 3.74m (9' 4" x 12' 3")

An attractive double room with 2x UPVC sash windows to the rear aspect (east) looking over neighboring farm land toward the coastline beyond and as far as the Gower on a clear day.



### Bedroom 2

2.93m x 3.82m (9' 7" x 12' 6")

2x UPVC sash windows to front aspect ( south facing).

### Bathroom

Attractive fitted suite comprising bath with shower over, W.C into vanity with sink and mixer tap, electric mirror over, chrome towel rail and tiled underfoot.

### Exterior

Front aspect allocated parking for 1 car. Rear aspect enclosed rear garden with pedseatrain gate way opening to path to village. No 1 Monkstone provides access to the rear of the property by means of a paved path to the side aspect.

## FURTHER INFORMATION

### Tenure

We are advised the property is held on a registered Freehold.

### Council Tax

T.B.C

### EPC

EPC B rating

### Viewing

Strictly by appointment with sole agents Rees Richards & Partners.

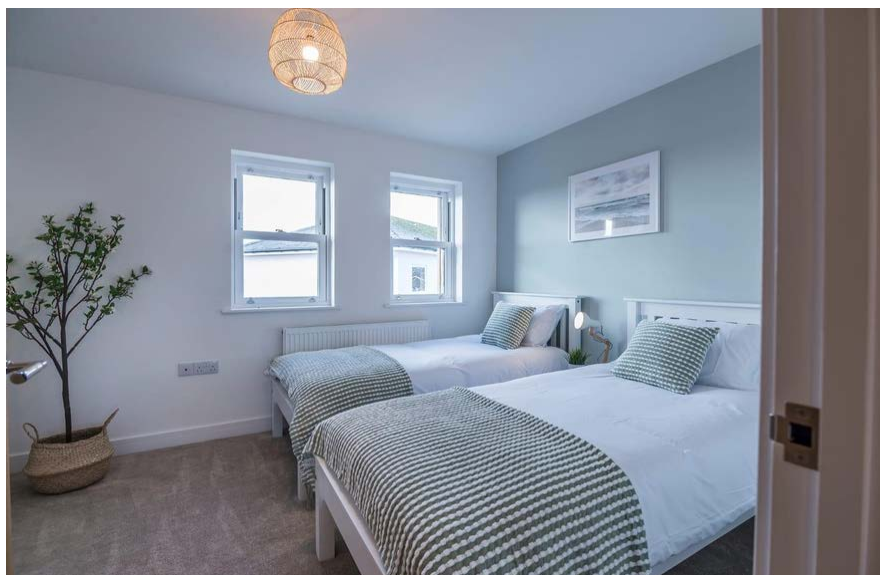
Please contact our Tenby Office for further information:

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### Agents Note

The photographs taken are of 2 Monkstone which has been sold and use for identification purposes only.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		96
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 