

Property Reference: **NP10446**

LOCATION

Parsons Green is situated to the north side of sought-after village of St. Florence. Phase IIA is at the entrance to the select development which continues into Parklands. St. Florence itself has a range of amenities including a shop with post office, a school, two pubs, a church and playing fields etc..

Tourist attractions including Heatherton World of Activities, Manor House Zoo and the Dinosaur Park are nearby. The picturesque resorts of Tenby and Saundersfoot are within about three miles or so as are several sandy beaches within the beautiful southern section of the Pembrokeshire Coast National Park.

CONSTRUCTION

Roofs - blue/black synthetic slates on trusses.

Walls - timber framed with spray painted rendered blockwork externally.

Windows - upvc framed double glazed casements.

Heating - air source heat pumps.

Kitchens - reasonable quality (PC Sum - £4,000)

Bathrooms - reasonable quality (PC Sum - £2,000)

BUILDER

R.S.G. Contracting.

STRUCTURAL WARRANTY

Advantage Home Construction Insurance.

PLANNING

Consent was granted by Pembrokeshire County Council on 10th February 2021 (Ref: 20/0611/PA). Refer to PCC's Planning Portal for details.

ENERGY PERFORMANCE

SAP Calculations prepared by Fairwood Solutions of Carmarthen are satisfactory.

PRICES & AVAILABILITY

PLOT NO.	DESCRIPTION	GUIDE PRICE	AVAILABILITY
6	2 Bed Semi-detached Bungalow	£250,000	LATE 2022
7	2 Bed Semi-detached Bungalow	£250,000	LATE 2022

CARPETS/FLOOR COVERINGS

These are included (PC Sum £1,000).

PLOTS 6 & 7
PHASE IIA PARSONS GREEN
ST. FLORENCE



PLOT 6



PLOT 7



Approx Dimensions...

Hall

Open-plan Living Room/Kitchen - 32'7" x 13'2" (9.93m overall x 4.02m)
13'2" (4.01m) wide in Living Area to rear and 11'10" (3.61m) wide in Kitchen area to front.

Bedroom 1 - 14'5" x 13'9" (4.40m x 4.20m overall) window to rear.

Bedroom 2 - 11'7" x 10'0" (3.53m x 3.06m overall) front window.

Bathroom/WC - 8'8" x 5'11" (2.64m x 1.80m) plus door entrance space.

OUTSIDE

Driveway and Parking to front. Open-plan Front Garden. Enclosed Rear Garden.

ENERGY PERFORMANCE

EPC Ratings - TBC.

TENURE

We understand that this is Freehold.

DIRECTIONS

When travelling east to west along the A477T, take the first exit off the Sageston Roundabout onto the B4318. After about a mile, there are two turnings on the right hand side for St. Florence. On entering the village, Parsons Green Phase IIA will be found on the right hand side.

VIEWING

**STRICTLY BY APPOINTMENT WITH THE SOLE AGENT
GUY THOMAS LLP ON 01646 682342.**