



Taylors Park, New Hedges, Tenby SA70 8TR

£395,000 For Sale

Property Features

- Architect designed 3 bedroom detached property
- Master Bedroom EnSuite
- Reception Room with 4m high vaulted ceiling
- Sought After Village Centre Location
- Private driveway and grounds

Property Summary

Architect designed detached 3 bedroom property with Master Ensuite. The main reception room is 27 feet long leading to bi-fold doors that open onto a large South Facing deck. The bi-folds open to the West and the East, bringing the “outside – in”.

Located in the heart of New Hedges Village, the property lies within walking distance of 2 nearby beaches at Monkstone & Waterwynch. The neighbouring harbour village of Saundersfoot lies approx.. 1.5 miles distant and the town of Tenby approx.. 2 miles distant.



Full Details

Entrance Hall

Built in cloak cupboard, access to loft space.

Reception Room

Contemporary style fitted kitchen incorporating large breakfast bar area. Range of built in appliances including fridge freezer, dishwasher, washer dryer, electric oven with four ring hob and extractor fan over. 1/2 bowl stainless steel sink with chrome swan neck tap, inset into worktop. To the southern aspect are extensive bi-fold doors opening towards the west and the east providing a fantastic open aspect reception space that spills onto the deck. The extensive deck area, extends to in excess of 200 sq. ft. Protruding over the deck, by approximately 1.4/1.5 meters is the roof overhang, clad in cedar wood, not only creating an impressive architectural designed feature, but also providing shelter to deck area. This feature really does need to be viewed to be appreciated and is quite unequalled in its appearance.

Bedroom 1

1.12m x 2.04m (3' 8" x 6' 8") 2.36m x 3.67m (7' 9" x 12' 0") (L-Shaped)

Double glazed window to side (west).

En-Suite

Impressive matching suite comprising low level W.C, wash hand basin set into vanity unit with cupboards under and electric/ DE Mist mirror over. Walk in shower with rain head, chrome towel rail, tiled underfoot, obscured window to rear (north).



Bedroom 2

2.82m x 3.47m (9' 3" x 11' 5")
Double glazed window to front (east).



Bedroom 3/ Dining Room

2.96m x 3.47m (9' 9" x 11' 5")
Accessed from the main reception space. Sliding double doors onto south facing deck area boasting excellent rural views over New Hedges village onto surrounding country side.

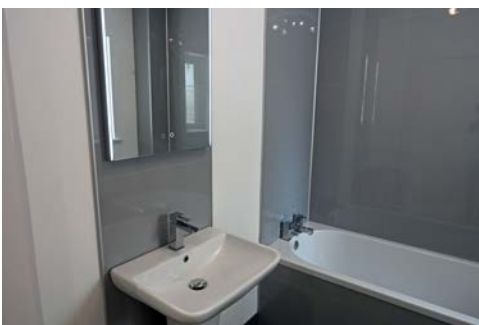
Bathroom

Impressive matching suite with low level W.C, pedestal wash hand basin, with electric/DE Mist mirror over, bath with mixer taps and shower hose attachment, chrome towel rail, tiled underfoot. Obscured window to front (east).



Externally

The property is accessed via a private lane onto the private driveway off Grove Development. On the brick paved private driveway is ample parking for 3-4 cars this proceeds to the garden area which is mainly laid to lawn that wraps the property from south to west. A full length deck area runs the complete length of the property, facing due south- this offers a completely private area leading directly from the main reception room. To the western aspect side garden laid to lawn boasts a private secluded zone which would be an ideal location for BBQ/ Hot Tub. To the rear aspect is a further paved area.





Services

The property has mains electricity, water, gas and drainage.

Viewing

By appointment with the selling agents. Please contact Luke Lawrence luke.lawrence@reesrichards.co.uk or 01792 650 705.

Directions

Upon entering the village of New Hedges at the very top of the village lays a new residential development called Oak Grove. Proceed into Oak Grove, and at the bottom of the development a small private access point provides access to the new private driveway Plot B Taylors Park, New Hedges.

Agents Notes

A fantastic holiday letting opportunity comes with this property. Two local holiday letting companies have visited and both are confident a gross income of £40,000 plus per annum is achievable.