

**Sold
STC**



10 Lime Grove, Tavernspite, Whitland SA34 0NQ

Offers in the region of £285,000

Flexible Accommodation, Set on A Corner Plot
Solar Panels Providing an Income and Saving Money.
Close to A40 and A477, 10 mins from nearest beach.
Village Location near a Highly Rated Primary School
EPC Rating C

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FC/FC/75017/260620

DESCRIPTION

*** NO CHAIN *** A well-maintained, 5 bedroom family home occupying a secluded corner plot in a quiet but friendly cul-de-sac. It offers spacious and flexible accommodation with lots of large windows letting in the natural light. Upstairs there are 3 bedrooms (1 en-suite) and a family bathroom. Downstairs, bedroom 1 is a large easily accessible guest room with en-suite bathroom, ideal for the less mobile. Bedroom 2 could also be used as a second reception room or dining room. Additional downstairs accommodation includes a generously proportioned kitchen/diner; utility room; large lounge opening on to a conservatory; and a room which is currently used as an office but could be used as bedroom or nursery. The garage has been converted to provide an additional reception room (currently used as a home office) and a storage room but could easily be reinstated as a garage. Behind the garage door is a storage area.

SITUATION

Three miles from the A40, Tavernspite is the closest village in Pembrokeshire to the M4 providing quick access to Swansea, Cardiff and beyond. It is a friendly village between the towns of Whitland and Narberth, an easy 10 -15 minute drive from the stunning Pembrokeshire coast. The local Primary School has an excellent reputation and has been rated in the top (Green) band by the Welsh Assembly Government. It is easily accessed by a safe pathway to the side of the house, and no roads have to be crossed. Older children are collected from the end of the close by bus and travel to the successful local secondary school three miles away in Whitland. Other facilities in Tavernspite include a village pub; garden centre; and local bus route. Tavernspite is ideal for walkers and cyclists, with many footpaths and bridleways in the local area including the Landsker trail which passes the house. Water sport aficionados will enjoy the local beaches.

PORCH

8'2 x 5'2 (2.49m x 1.57m)
Entered via double glazed half panel door with matching glazed side panels, tiled flooring.

ENTRANCE HALL

13'5 x 7'5 (4.09m x 2.26m)
Front door leading from porch; ceiling light, hard wired smoke detector; staircase to first floor with storage space under, double door airing cupboard, radiator, wood flooring.

BEDROOM 1

12'9 x 12'4 (3.89m x 3.76m)
Ceiling light, coving, double glazed window to fore, radiator, built in mirrored wardrobes, fitted carpet, door to:

ENSUITE BATHROOM

6'4 x 6'3 (1.93m x 1.91m)
Recessed spotlights, extractor fan, coving, obscure double glazed window to side, panelled bath with shower over and glass shower screen, pedestal wash hand basin, low level WC, towel radiator, linoleum flooring.

CLOAKROOM

6'3 x 5'9 (1.91m x 1.75m)

Ceiling light, coving, radiator, low level WC, vanity wash hand basin, tiled flooring.

LOUNGE

18'1 x 11'4 (5.51m x 3.45m)
Ceiling light, coving, wall lights x 4, double glazed window to side, double glazed sliding patio doors opening into the conservatory, Log burner set in stone fireplace with slate hearth, radiators x 2, fitted carpet.

CONSERVATORY

12'1 x 7'4 (3.68m x 2.24m)
Double glazed to 3 sides with glass roof and sliding patio doors opening to rear garden, tiled flooring.

KITCHEN/DINING ROOM

21'7 x 11'3 (6.58m x 3.43m)
Two ceiling spotlights, coving, a range of fitted kitchen units with matching wall and base units with under lighting, complementary worktops over; twin bowl Belfast sink with mixer tap; spaces for fridge/freezer and dishwasher, LPG gas cooker with extractor fan over, radiators x 2, double glazed window and French doors to rear garden, wood flooring.

UTILITY

8'1 x 7'4 (2.46m x 2.24m)
Ceiling light, coving, double glazed window and door to rear, range of matching wall and base units with worktop over, ceramic sink with mixer tap, plumbing for washing machine, tiled flooring.

INNER HALL

This area was originally the garage and has been partitioned to create an office or space for working from home, it could easily be converted back to a garage. To the front of the office area is a storage space with the up and over garage door. The hall has a ceiling light, storage space, tiled flooring, door to:

OFFICE

9'7 x 6' (2.92m x 1.83m)
Ceiling light, smoke detector, double glazed window to side, range of base units with worktop over, tiled flooring.

BEDROOM 2

13' x 9'7 (3.96m x 2.92m)
Ceiling light, coving, double glazed window to fore, radiator, fitted wardrobes with sliding doors, fitted carpet.

STUDY

9'7 x 6' (2.92m x 1.83m)
Ceiling light, coving, double glazed window to fore, radiator, wood flooring.

FIRST FLOOR LANDING

Ceiling light, skylight to fore, radiator, solid wood flooring, doors to:

BEDROOM 3

17'9 max X 8'6 (5.41m max X 2.59m)
Sloped ceiling, ceiling light, double glazed window to side, skylight to fore x 2, radiator, wood flooring.

BEDROOM 4

17'9 max X 7'6 (5.41m max X 2.29m)
Sloped ceiling, ceiling light, double glazed window to side, skylight to rear x 2, radiator, wood flooring.

FAMILY BATHROOM

7'1 x 5'5 (2.16m x 1.65m)

Skylight, spotlights, extractor fan, panelled bath with shower over and glass shower screen, pedestal wash hand basin, low level WC, towel radiator, wood flooring.

BEDROOM 5

17'2 max X 16'6 max (5.23m max X 5.03m max)
Ceiling light, skylights x 4, wall lights x 2, radiator x 2, wood flooring, door to:

ENSUITE SHOWER

7'5 x 5'4 (2.26m x 1.63m)
Ceiling light, extractor fan, skylight, shower cubicle, pedestal wash hand basin, low level WC, towel radiator, wood flooring.

SOLAR PANELS

The solar panels (pv) were fitted to the roof of the house in April 2011 and provide free electricity when the sun shines. This installation also benefits from a Government feed-in tariff payment of 54.17p per unit which generated a tax-free sum for the owner of £2081.00 In 2019. This tariff will be transferred to the new owners; is index-linked; and guaranteed for a further 16 years. The house benefits from lower fuel bills, has a cosy wood-burning stove in the lounge, and a modern oil-fired boiler.

EXTERNALLY

The rear gardens are enclosed, providing safe play areas for children and dogs and with plenty of room for play equipment. There are two patio areas to use for outside dining. The gardens are designed to be low-maintenance as well as productive with 6 raised beds; a greenhouse; a fruit cage; and fruit trees. There is a work area with 2 sheds in good condition (suitable for bikes; garden equipment; barbecues etc.); wood stores for fire wood; and compost bins. The drive provides parking for up to 5 cars.

SERVICES

We have been advised that mains water, electricity and drainage are connected.

VIEWING

By appointment with the selling Agents on 01834 861812 or e-mail narberth@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 1:00pm

FACEBOOK & TWITTER

Follow us on twitter @JohnFrancisNarb or on facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

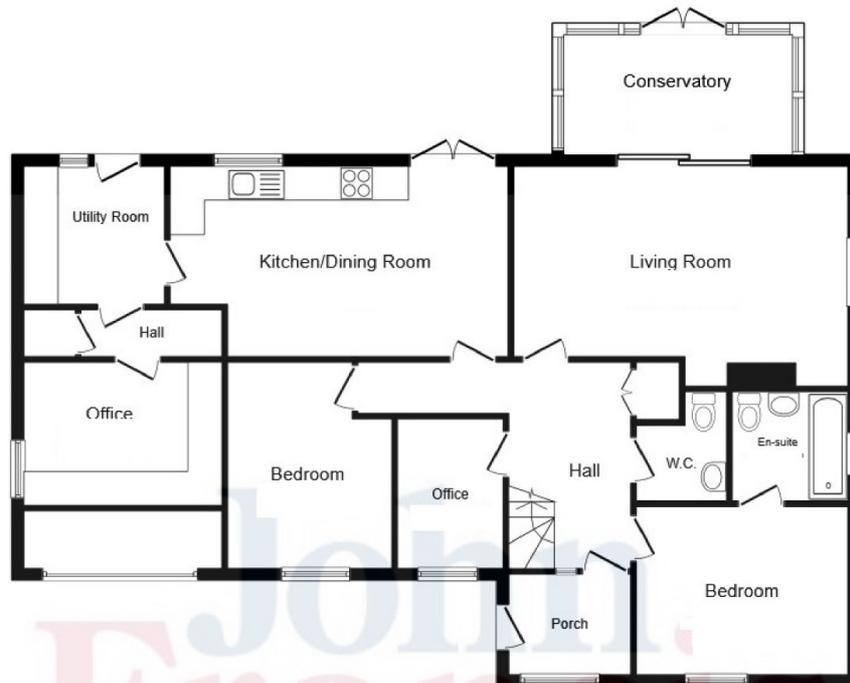
We are advised that the property is Freehold

GENERAL NOTE

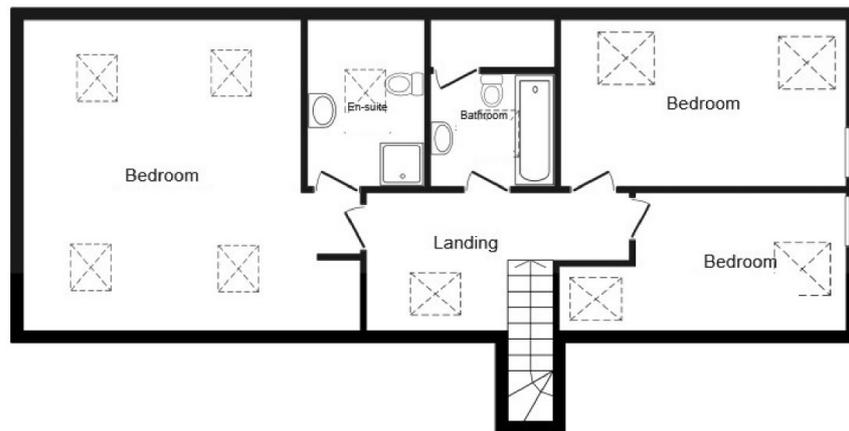
Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

On Entering Tavernspite from Narberth, take the first turning right into Ash Lane proceed to the bottom of the road and turn left, follow the road to the second turning left into Lime Grove and the property will be located in the top right hand corner, identified by our For Sale board.



Ground Floor



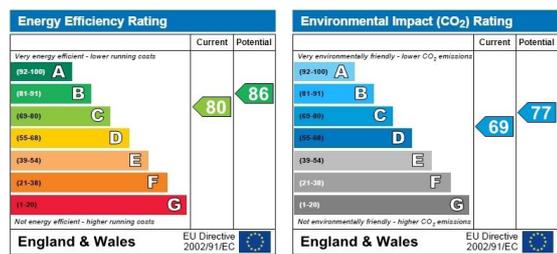
First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for John Francis. Powered by www.focalagent.com

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**John.
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