



Plot 5, Sycamore Close Wooden, Saundersfoot, Pembrokeshire, SA69 9DY

- Executive Development
- Master Bedroom with En-Suite
- Integral Garage - Driveway Parking
- Underfloor Heating
- Award Winning Developers
- 4 Bedroom Detached House
- Family Bathroom
- Sought After Village Location
- Structural Defect Guarantee (ICW)
- EPC Rating: TBC

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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We Say...

Plot 5 - HJO Developments Ltd and West Wales Finest Properties are delighted to bring to market Sycamore Close, Wooden. The development consists an executive row of five, four bedroom detached houses displaying a contemporary design and high quality finish, further benefiting from integral garages and one premium executive house with a detached garage

Plot 5 is currently in the foundation stages of the build. It will briefly comprises: Entrance Hall, Lounge, Kitchen/Diner, Downstairs WC, Utility Room, Four Bedrooms, En-Suite Shower Room and a Family Bathroom. Externally, the property will have a driveway to the front providing off road parking, with a lawn garden and patio seating area at the rear. French doors lead out from both the Lounge and Kitchen/Diner

The properties will be equipped with modern bathroom suites, and kitchens fitted with integral appliances. The finish will be of a very high standard, with oak internal doors and UPVC windows. Gas fired underfloor heating will serve the ground floor, with an individually controlled heating system upstairs. USB ports are wired throughout the property and can be connected to a central server, offering the potential to work from home and to keep up with modern day technological needs. For optimum security, CCTV alarm systems will also be installed

Note - As this plot is still in the foundation stages, the developer is open to working with a potential buyer on the specification of the property, although, the property would have to be exchanged in order to do this. Please enquire for more information

The Developers...

HJO Developments - Who are we? HJO Developments Ltd was formed in January 2019 by Christopher Jenkins and Simon Orr. It saw the formalisation of a previously silent partnership between JDF Developments Ltd (Chris) and Hector Design Ltd (Simon).

Chris has previously built award winning developments in London, so it was immensely satisfying to have recently been selected for a Design Award by the Gower Society for their recent build of Periwinkle Cottage at Penclawwd. Our primary area of operations is South West Wales.

Our Mission - to provide exceptional build quality executive housing for families and individuals that represent outstanding value for money.



GENERAL INFORMATION

Located in the village of Wooden, the properties lie just 3 miles out of the quaint fishing village Saundersfoot, and 4 miles from the popular and beautiful seaside town of Tenby and the beaches of Amroth and Wisemans Bridge. Slightly further afield is the well-known Pendine Sands and the Town of Carmarthen with its shopping Precincts and Cinema, Main Line Railway Station and excellent links to the M4 and the East.

Saundersfoot also provides easy access to Wisemans Bridge where the beach is the starting point of the 186 mile Pembrokeshire Coast Path. Nearby is Colby Woodland Gardens, owned by The National Trust. New hedges is a village located in between Tenby and Saundersfoot. The village benefits from a mini market, public house, village hall and stunning beaches.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold.

SERVICES: We have not checked or tested any of the services or appliances at the property.

TAX: Band TBC

HEATING: Underfloor heating and Gas Central Heating

We are advised that on sign off properties will be issued with a ICW structural defects insurance policy (10 Years)

Please be advised that all internal photos are of plot 3.

We would respectfully ask you to call our office before you view this property internally or externally.

ADR/MD/02.23/takeonok

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWPProps

<https://www.facebook.com/westwalesproperties/>

DIRECTIONS

From Tenby follow the A478 North, after approximately three and a half miles you will enter Wooden. Proceed to the top of the hill and the plots will be found on the right hand side opposite The Woodridge Inn. What3Words reference: parked.safety.waitress

AERIAL VIEW



Measurements For Houses With Integral Garage

Hallway
11'9" x 10'5"

Kitchen/Diner
28'6" x 10'9"

Lounge
20'11" x 11'9"

Utility Room
8'10" x 6'2"

Master Bedroom
15'1" x 10'9"

En-Suite
9'10" x 8'10"

Bedroom Two
14'1" x 10'2"

Bedroom Three
14'1" x 10'2"

Bedroom Four
10'9" x 10'2"

Bathroom
7'10" x 6'10"

Garage
19'8" x 8'10"



