

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: Freehold

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

Property has Mains Drainage, Mains Electric, Mains Water,

HEATING: Gas

TAX: Band D

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

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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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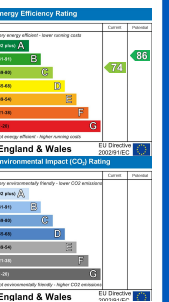


30 Sandy Hill Park, Saundersfoot, Pembrokeshire, SA69 9PJ

- Semi-Detached House
- Beautifully Presented
- Three Bedrooms
- External Storage Area
- Conservatory
- Driveway Parking
- View To The Front
- Kitchen/Diner
- Garden To Rear
- EPC Rating: C

£265,000

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The Agent that goes the Extra Mile



30 Sandy Hill Park is a beautifully presented semi-detached house located on the outskirts of the picturesque harbour village of Saundersfoot. The property boasts style and a neutral decoration throughout, finished to a high standard. The layout briefly comprises of an entrance area opening into the lounge which then has patio doors through to the conservatory, a kitchen/diner with a door leading through to a servants passage at the side. On the first floor there are three well appointed bedrooms and a family bathroom. The property is served by double glazing and gas central heating. Views of the distant Preseli hills can be seen from the front facing bedroom.

Externally, a driveway provides off road parking for approximately 3 cars. A garage door opens up to a storage area, perfect for keeping outdoor equipment. The servants passage to the side provides access through to the rear garden, which boasts a patio seating area and a flat lawned garden, enclosed by fencing.

With the further appeal of no onward chain, this is a fabulous family home or would make an excellent second home/holiday let investment. Viewing is highly recommended!

Saundersfoot is a fishing village and popular seaside resort. Located at the foot of a picturesque wooded valley its appeal is due to the superb sandy beaches and the attractive harbour, which provide unrivalled opportunities for water-sports, beach games, fishing and simply messing about in boats. Saundersfoot also provides easy access to Amroth where the beach is the starting point of the 186 mile Pembrokeshire Coast Path. Nearby is Colby Woodland Gardens, owned by The National Trust.



DIRECTIONS

Leaving the Tenby office follow the A478 to the New Hedges Roundabout. Take the first exit then turn right passing Sandyhill Nurseries. Continue until reaching the right hand turn for Sandy Hill Park, turn here and then take the next left-hand turn to stay on Sandy Hill, where you will find the property soon after on the right-hand side. What3Words: belly.exhaling.roadshow

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.