

Ground Floor



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Leasehold.
LEASE LENGTH 999 years from 2009.
GROUND RENT: £50 SERVICE CHARGE: N/A
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band 'D'
There is important information we need to discuss with you prior to arranging a viewing at this property.

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

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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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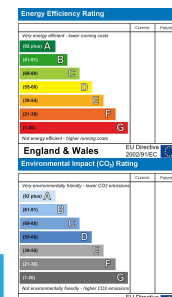


The Old Pottery Wogan Terrace, Saundersfoot, Pembrokeshire, SA69 9HA

- Ground Floor Flat
- En-Suite
- Well Presented
- Chain Free
- Walking Distance to Beach
- Two Double Bedrooms
- Open Plan Kitchen/Diner
- Village Location
- External Storage Shed
- EPC Rating: D

Offers In Excess Of £210,000

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The Agent that goes the Extra Mile



This well presented Ground Floor Flat is located in the heart of Saundersfoot Village, an award winning seaside location filled with local business', pubs, restaurants and boutiques. The accommodation comprises; Kitchen fitted with a range of modern units with a bay window, Living Room, Two Double Bedrooms one with an En Suite Bath and Bathroom. The seaside property benefits from double glazing and gas central heating. Externally, to the rear of the property there is a storage shed for use of this flat only, accessed via the side of the property.

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 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.



Living Room

9'6" x 11'5" max (2.91 x 3.48 max)

Bedroom Two

12'1" x 11'7" max (3.69 x 3.54 max)

Kitchen/Diner

11'7" x 18'8" max (3.54 x 5.70 max)

Bathroom

5'6" x 6'1" (1.70 x 1.86)

Bedroom One

9'3" x 14'0" max (2.83 x 4.29 max)

En-Suite

7'5" x 7'8" (2.27 x 2.35)



DIRECTIONS

From our Tenby Office turn left and go up the High Street, at the roundabout take the 2nd exit and follow the road, at the junction turn right onto the A478. At the roundabout go straight over and take the 1st right onto Sandy Hill Road. Turn right onto Sandy Hill Park and take the 1st left to stay on Sandy Hill Park. Continue down the hill towards Saundersfoot Village, go around the one way system up Milford Terrace and continue up towards Saundersfoot School, then bear right. Follow the road, past the School then turn right onto Wogan Terrace, the property is will be towards the bottom of the hill on your right. WHAT 3 WORDS - stammer / standards / hips

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