

TOTAL AREA: APPROX. 90.8 SQ. METRES (977.7 SQ. FEET)

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.

COUNCIL TAX: Band 'D'

ref:AJL /LLE /APR /24

TAKEONOK/LLE/08/04/24

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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.

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

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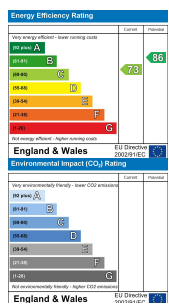


## Tamara Valley Road, Saundersfoot, Pembrokeshire, SA69 9BP

- Semi-Detached House
- Open Plan Living/Dining Room With Feature Fireplace
- Conservatory Overlooking The Garden
- Three Bedrooms
- Family Bathroom
- Versatile Loft Room
- Ideal Investment Or Family Home
- On Local Bus Route
- Ample Driveway Parking
- EPC Rating:C

**O.I.R.O £320,000**

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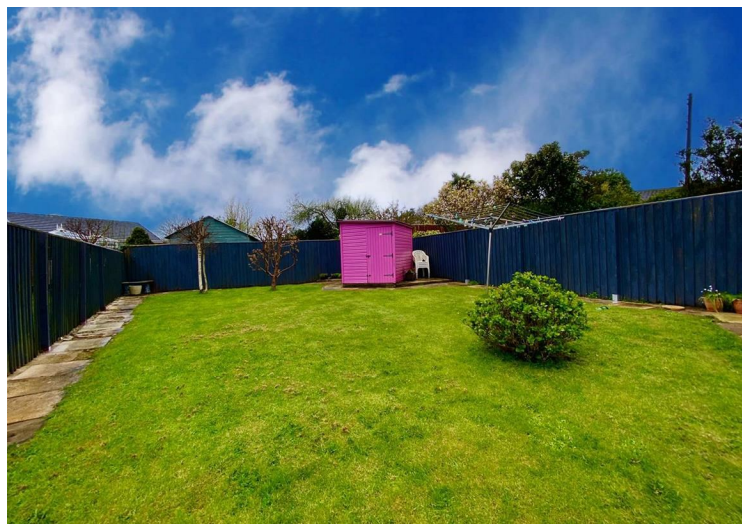
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**The Agent that goes the Extra Mile**







A great opportunity to purchase this beautifully presented semi-detached house, situated in the sought after area of Valley Road, Saundersfoot. With the idyllic sandy beaches of Saundersfoot just a short drive away, the property would make an ideal investment or family home. The accommodation of the property comprises; the entrance hallway which leads through into the 21' open plan living/dining room, with feature gas fireplace. Double doors open into the conservatory which overlooks the rear garden, and provides ample space for additional seating. The retro kitchen can be accessed via the living room and conservatory, creating a great space for entertaining your guests. The first floor provides the family bathroom, three bedrooms and access to the loft room which offers versatile accommodation.

Externally, on arrival to the property you are greeted by a tarmac driveway which provides ample driveway parking for multiple vehicles. The property benefits from gated side access to an enclosed storage area, ideal for bin storage and beach equipment, which leads through into the rear garden. Both the front and rear offer well kept mature low maintenance gardens, which are home to a variety of plants, trees and shrubs. The south west facing rear garden is mainly lawned and houses a wooden shed. A paved patio area which can also be accessed from the conservatory, provides space for outside seating and entertainment area, making it an ideal spot for Al Fresco dining in the summer.

Valley Road is situated just a mile from Saundersfoot village centre, which can be accessed by a leisurely walk or the regular bus service with a bus stop in Valley Road. The bus can also take you into the popular harbour town of Tenby, as well as the market town of Narberth and Haverfordwest. Pentlepoir village currently has two shops, two Petrol stations and two restaurants all within a short walk of this beautiful home.



### DIRECTIONS

From the office in Tenby head out of town towards Saundersfoot. At the New Hedges roundabout take the 1st exit and follow the road for approximately 3 miles through the village of wooden and into Pentlepoir. On the right hand side you will see the turning for Valley Road. Turn right onto Valley Road, the property will be located on the right hand side. What/Three/Words:///cabins.statement.bungalows

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.