

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 'TBC'

ref: LLT / ESL / 04 / 25/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @WWProps
https://www.facebook.com/westwalesproperties/

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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The Agent that goes the Extra Mile



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

Offers Around £300,000

- Detached House
- Living Room
- Rear Garden
- Ideal First Time Buy / Investment
- ICW Showcase Award Winning Site
- Three Bedrooms
- Office/Study
- Driveway Parking
- Gas Central Heating
- EPC Rating: TBC

Plot 6 Sycamore Close Wooden, Saundersfoot, SA69 9DY



- HJO Developments Ltd and West Wales Finest Properties are delighted to bring to market Sycamore Close, Wooden.
The development consists an executive row of six detached houses displaying a contemporary design and high quality finish.

Plot 6 is now available on the Sycamore Close development. The layout briefly comprises of: Entrance Hall, Lounge with French doors leading out to the garden, Kitchen with built in appliances including built in Washer/Dryer, Downstairs WC, and a Office/Study all on the ground floor. The first floor provides three Bedrooms and a Family Bathroom. Externally, this property has a driveway to the front providing off road parking, with a lawn garden and patio seating area at the rear.

See the developers other work here; <https://hjodevelopments.co.uk/>

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.
Note Photography for illustration purposes only.



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

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



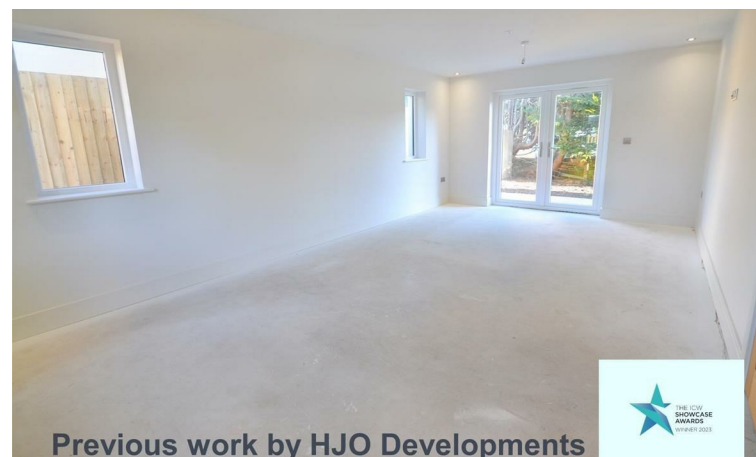
Previous work by HJO Developments



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