

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 'E'  
HEATING: Gas

ref: ADD / LLE / FEB/ 25  
TAKEONOK/27/02/25

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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.

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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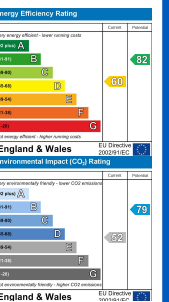


## Rhodewood Cottage, St Brides Hill, Saundersfoot, Pembrokeshire, SA69 9NU

- End Of Terrace House
- Sea Views Over Saundersfoot Bay
- Three Reception Rooms
- Walking Distance To The Beach And Town
- Gas Central Heating
- Character Features
- Four Bedrooms
- Elevated Garden Boasting Sea Views
- Driveway Parking With Garage
- EPC Rating: D

**£450,000**

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**The Agent that goes the Extra Mile**







A brilliant opportunity to acquire a character cottage with an abundance of original features. Situated on St Brides Hill on the edge of Saundersfoot town, the property is in a highly desirable location. With sea views overlooking the Pembrokeshire coast, you are also within walking distance to all the amenities the harbour town has to offer.

The ground floor accommodation comprises: a living room (with feature exposed-stone fireplace and log burner), a second sitting room, a formal dining room with sliding doors opening onto patio. The open plan kitchen/diner is fitted with an Aga, and would make a great space for entertaining your friends and family. There is also a modern downstairs shower room, and a sunroom/utility. The first floor provides four bedrooms, a family bathroom with modern suite, and stairs leading up to the attic with ample storage space.

The property would make an ideal family home or investment, and viewing is highly recommended to appreciate all it has to offer!

Externally, at the front of the property there is driveway parking with a garage, and a gravelled area providing additional space for off road parking; ideal for when you have guests come to stay. To the rear there is a patio area with space for outside seating, and steps that lead up to a lawned garden area. The garden is split on two levels; both in an elevated position overlooking Saundersfoot Bay.

Saundersfoot, is a charming fishing village and popular seaside resort, with superb sandy beaches and a picturesque harbour. The village centre boasts a wide array of shops, restaurants and pubs. The harbour provides unrivalled opportunities for water sports, beach games, and fishing. Saundersfoot also provides easy access to Wisemans Bridge where the beach is the starting point of the 186 mile Pembrokeshire Coastal Path. Nearby is Colby Woodland Gardens, owned by The National Trust. Just a short drive away is the famous seaside resort of Tenby with its award winning beaches.



### DIRECTIONS

From the office in Tenby head out of town towards Saundersfoot. At the New Hedges roundabout take the 2nd roundabout and continue to follow the B4316 into Saundersfoot. The property will be located on the left hand side before the turning for Sandy Hill Road.  
[What/Three/Words:///yacht.slams.viewer](http://What/Three/Words:///yacht.slams.viewer)

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