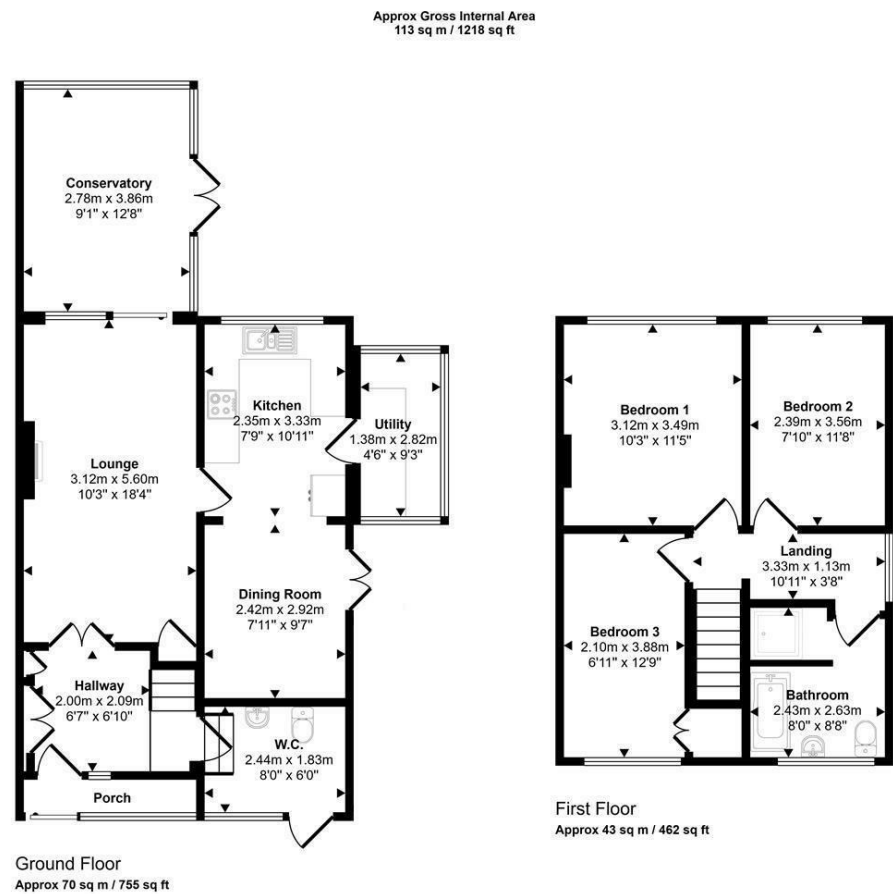




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

HEATING: Gas

TAX: Band D

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

ADD/ESL/11/25/

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

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70

7AJ

EMAIL: tenby@westwalesproperties.co.uk

TELEPHONE: 01834 845584

01834 845584
www.westwalesproperties.co.uk

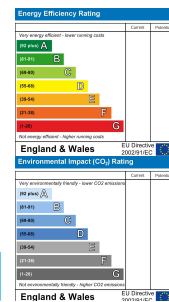


36 Sandy Hill Park, Saundersfoot, Pembrokeshire, SA69 9PJ

- Semi Detached House
- Conservatory To Rear
- Beautiful Garden With Summerhouse
- Very Well Presented
- Downstairs WC
- Three Bedrooms
- Driveway Parking To Front
- Close To Beach And Harbour
- Gas Central Heating And Double Glazing
- EPC Rating: TBC

£295,000

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



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The Agent that goes the Extra Mile



Located in the sought after residential area of Sandy Hill Park, this delightful semi-detached house offers a perfect blend of comfort and convenience. The property has been very well maintained and is presented to a high standard, making it an ideal home for families or those seeking a holiday let/second home investment.

The house boasts three well-proportioned bedrooms, which are served by a bathroom with a bath tub and a separate shower unit. The open-plan kitchen and dining area create a warm and inviting atmosphere, perfect for entertaining guests or enjoying family meals. The living room features a lovely fireplace with wood burning stove, adding a touch of character and warmth to the home. Additionally, a conservatory extends the living space, allowing for a seamless connection to the outdoors. A handy utility room and store room/WC serves the downstairs, and there is ample storage space in the hallway for your coats and boots!

Outside a beautifully maintained garden filled with perennials, offers a space for outdoor activities or simply unwinding in the fresh air. The garden is mostly laid to lawn with decorative borders and a fantastic summerhouse offering recreational space or the possibility of a home office. The property also benefits from off-road parking for two vehicles to the front.

Situated just a short stroll from the picturesque harbour and beach at Saundersfoot, this home is perfectly located for those who enjoy coastal living. With its combination of modern comforts and a prime location, this property is a wonderful opportunity for anyone looking to embrace the charm of seaside life. Don't miss the chance to make this lovely house your new home.

Saundersfoot is a picturesque harbour village which is bustling with independent businesses and restaurants/bars. The beach forms part of Pembrokeshire's 186 mile coastal path. Tenby is approximately 3 miles of the South, and there is easy access to the A477 trunk road leading to the M4.



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, follow this road and number 36 will be on the left hand side. What3Words: [///deploying.relocated.assure](http://deploying.relocated.assure)
See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.