



**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 Drainage, Mains Electric, Mains Water, Mains Gas

**HEATING:** Gas

**TAX:** E

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

ADD/ESL/01/26/DRAFT

**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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## 7 Lawnswood, Saundersfoot, SA69 9HX

- Detached House
- Fantastic Views Of Saundersfoot And The Sea
- Up To Five Bedrooms
- Off Road Parking
- Master Bedroom With En-Suite
- Upside Down Design
- No Onward Chain
- Two Reception Rooms
- Lawned Garden To Rear
- EPC Rating: C

**£475,000**

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Welcome to 7 Lawnswood, a substantial detached house located on a sought after cul-de-sac in Saundersfoot. The property enjoys an elevated position, allowing for fantastic views of the village, coast and the sea beyond. This fantastic family home is offered for sale with the huge appeal of having no onward chain!

The layout of the property is configured in an 'upside down' design, allowing for maximum enjoyment of the spectacular views. The accommodation comprises of an entrance hall, cloakroom, living room, dining room, kitchen/breakfast room and a study with the potential for a fifth bedroom. On the lower ground floor is a landing space leading through to the master bedroom which boasts an en-suite shower room, three further bedrooms, a family bathroom and a utility room. The property could benefit from some modernisation and is served by double glazing and gas central heating.

Externally, there is a driveway to the front providing off road parking, and a decked seating area where the views can be enjoyed. A sloped lawned garden proceeds around the side and rear of the property. A balcony seating area leads off from the living room and runs the length of the property.

This property has plenty of space and bundles of potential to be a fantastic family home. A must see!

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 to the South, and there is easy access to the A477 trunk road leading to the M4.



## DIRECTIONS

Leaving the Tenby office, Follow the A478 out of town in the direction of New Hedges. At the roundabout take the first exit and then turn right onto Sandyhill Road. Continue on road for approx 0.7 miles and then take a sharp left hand turn onto Ragged Staff. Take a left onto Lawnswood and follow the road. The property will be located on the right-hand side. WhatThreeWords://whips.publish.crumbles

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