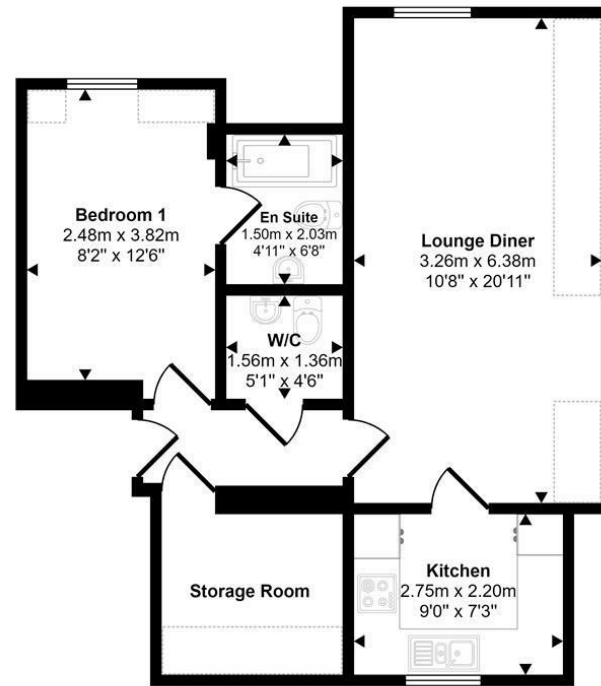


Approx Gross Internal Area
54 sq m / 578 sq ft



Floorplan

Denotes head height below 1.5m

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: We are advised Leasehold
LENGTH OF LEASE: 199 with 182 years remaining
ANNUAL GROUND RENT: £175
GROUND RENT REVIEW PERIOD: [year / month]
ANNUAL SERVICE CHARGE AMOUNT: £2385
SERVICE CHARGE REVIEW PERIOD: [year / month]

SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: n/a (Property is currently a self catering holiday unit and premises, so business rates are payable. Rateable value is £1950.
HEATING: Gas

ref:ADD /LLE /MAR/ 24
TAKEONOK/03/04/24/LLE

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.

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

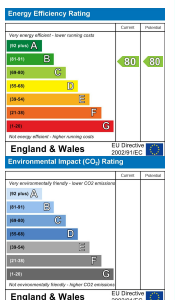


8 Rhodewood House St. Brides Hill, Saundersfoot, Pembrokeshire, SA69 9NU

- Leasehold Flat (199 Years With 182 Remaining)
- Modern Kitchen
- Beautiful Sea Views
- Walking Distance to the Beach
- Gas Central Heating
- Open Plan Living/Dining
- Master with En-Suite
- Allocated Parking Space
- Edge of Saundersfoot Village
- EPC Rating: C

Offers In The Region Of £200,000

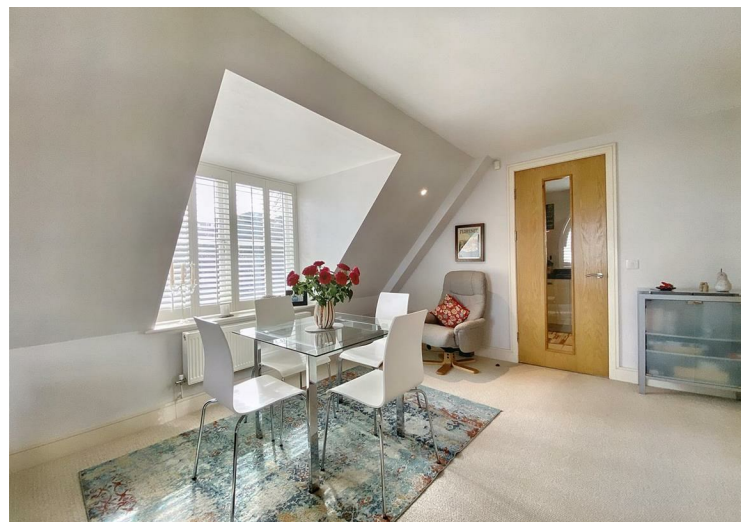
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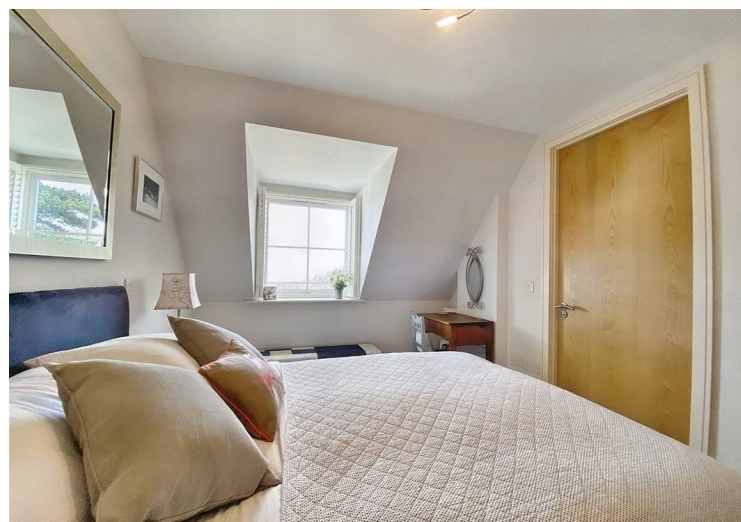
The Agent that goes the Extra Mile





This well Presented apartment is located in the sought after complex of Rhodewood House, just a short walk outside of the popular harbour village of Saundersfoot. The seaside village has an array of amenities including variety of local shops, cafe's, restaurants and of course its beautiful sandy beaches. The apartment would make a a great first time buy, holiday home or investment property. Viewing is highly recommended!

The accommodation comprises of; an open plan living/dining room with Lancet style windows fitted with bespoke shutters, which boasts idyllic sea views overlooking Saundersfoot Bay. The contemporary gloss kitchen is accessed off the dining area and is fitted with a range of modern appliances including a Blanco sink. Further accommodation includes a master bedroom with an en-suite, bathroom, a store room which could be utilised as a walk in wardrobe or additional accommodation, and W/C. The property benefits from gas central heating, double glazing and a modern neutral decor throughout. Externally, the apartment has an allocated parking space for one vehicle located to the rear of the property.



Saundersfoot is a fishing village and popular seaside resort. Located at the foot of a picturesque wooded valley its appeal is due to the superb sandy beaches and the attractive harbour, which provide unrivalled opportunities for water-sports, beach games, fishing and simply messing about in boats. Saundersfoot also provides easy access to Wisemans Bridge where the beach is the starting point of the 186 mile Pembrokeshire Coast Path. Nearby is Colby Woodland Gardens, owned by The National Trust. New hedges is a village located in between Tenby and Saundersfoot. The village benefits from a mini market, public house, village hall and stunning beaches.



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 take the second exit towards Saundersfoot, follow this road past the turning for Swallow Tree, bear left and then take the first left into Rhodewood House. The property is in the middle block accessed via the car park at the rear.

What/Three/Words://typhoon.rested.custodial

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