

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.

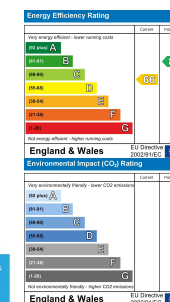


Pinetree Cottage St. Brides Hill, Saundersfoot, SA69 9NU

- Character End Of Terrace Cottage
- Open Plan Kitchen/Dining Room
- Four Bedrooms
- Sought After Village Location
- Driveway Parking
- Sea Views Overlooking Saundersfoot Bay
- Two Reception Rooms
- Family Bathroom With Separate Shower Room
- Self Contained Annex With Letting Potential
- EPC Rating: D

Offers In Excess Of £550,000

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



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 'C'
HEATING: Gas

ref: ADD/LLE/APR/ 24/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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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.

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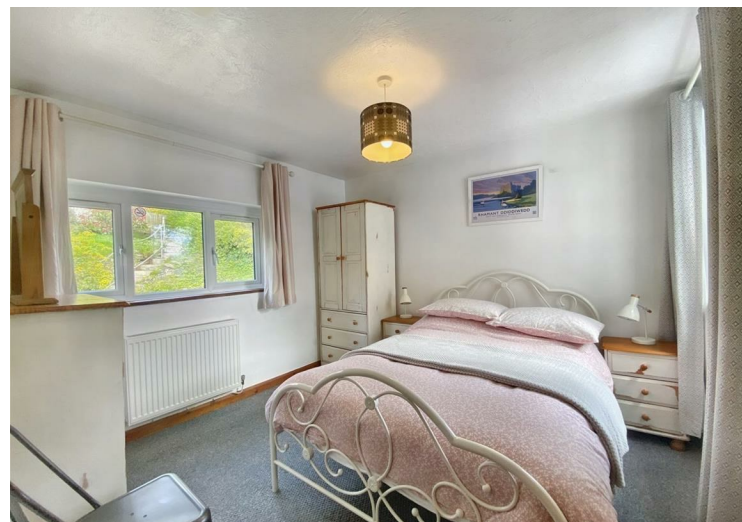
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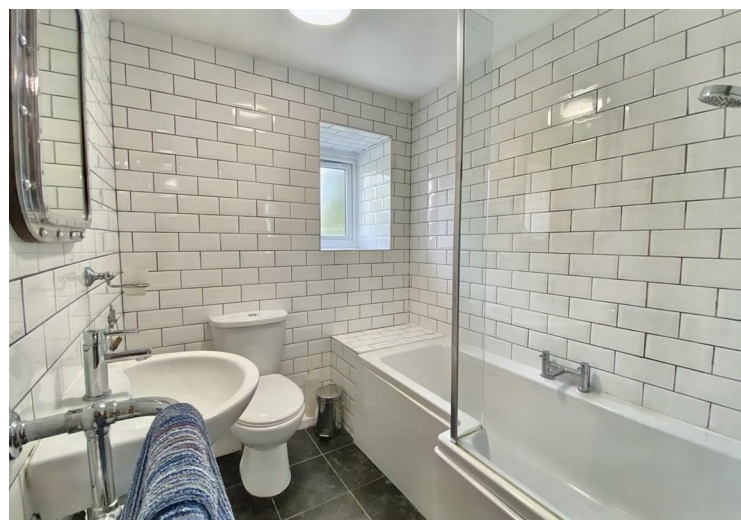
The Agent that goes the Extra Mile





A great opportunity to acquire this beautifully presented character end of terrace cottage, with its very own self contained one bedroom annex. Located in the highly sought after area of St Brides Hill in Saundersfoot, the property is within walking distance to the harbour village centre and its idyllic sandy beaches. Boasting lovely sea views overlooking Saundersfoot Bay, the cottage has brilliant holiday letting potential. With an abundance of character features throughout the ground floor accommodation comprises; entrance hallway with slate flag stone flooring and exposed stone wall, downstairs w/c, sitting/living room with feature fireplace and cwctch overlooking the bay, and a open plan kitchen/dining room with patio doors opening out onto courtyard. The first floor provides four bedrooms, three of which enjoy the beautiful sea views, a contemporary family bathroom and separate shower room. The property benefits from a neutral decor throughout, double glazing and gas central heating.

Externally, there is driveway parking for multiple cars with an additional space in front of the property, and also provides side access to the rear. The main house offers a gravelled courtyard with outside seating area, where you can dine al fresco during the summer. Mature tiered gardens with a variety of plants, shrubs and trees, are accessed via steps leading up to the top level which houses the annex. The self contained one bedroom open plan annex is set in an elevated position enjoying the views across the bay, and currently has its own enclosed lawned garden with an outside seating area.



Saundersfoot is a seaside village located in the South of Pembrokeshire. With its iconic harbour and beautiful sandy beaches, there is an array of local shops, cafes and restaurants. 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.



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:///juggles.nets.senses

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