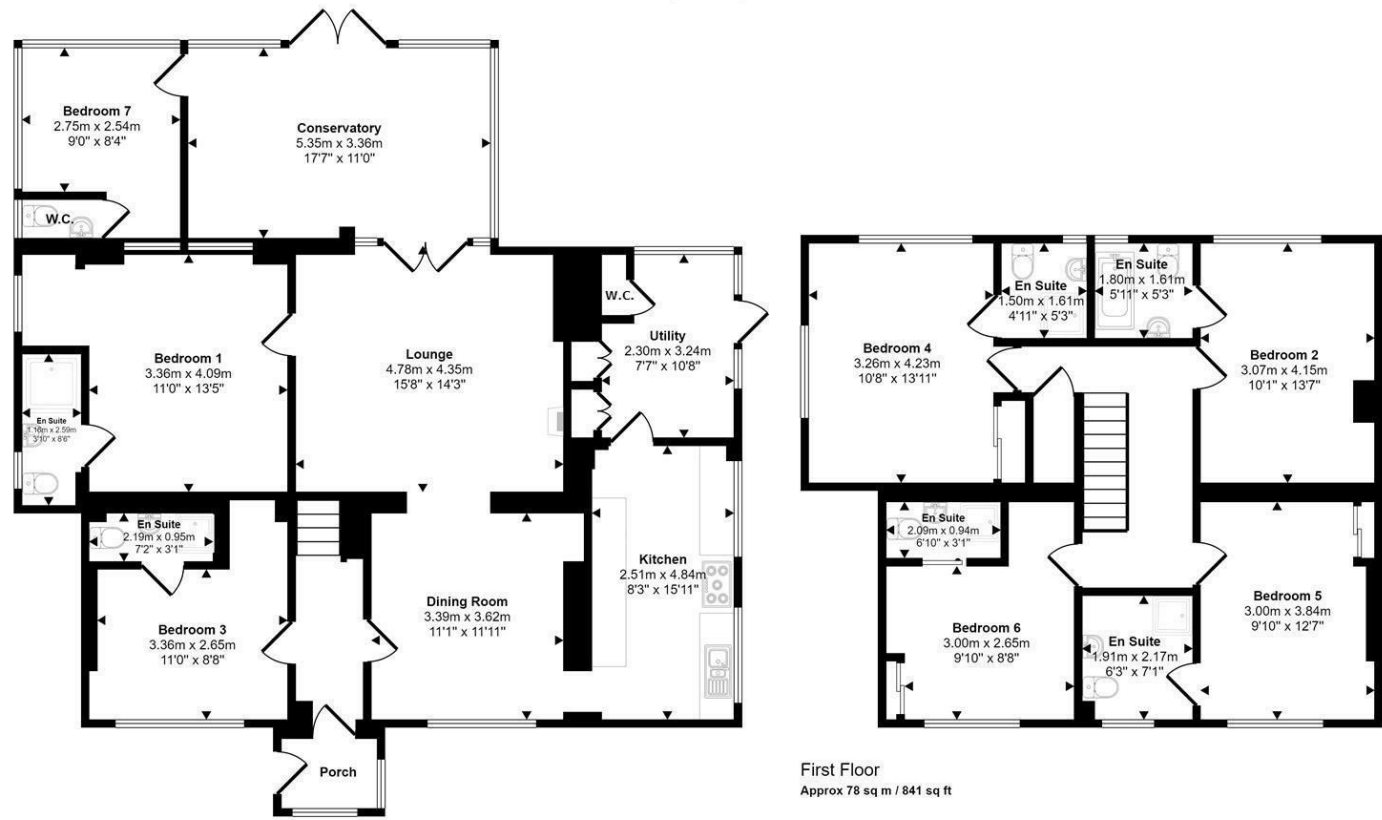


Approx Gross Internal Area
209 sq m / 2254 sq ft



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 Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'B' (Only applies to owners accommodation) The guest house is on business rates. Current owners get business rates relief.
HEATING: Gas

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

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

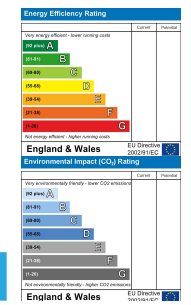


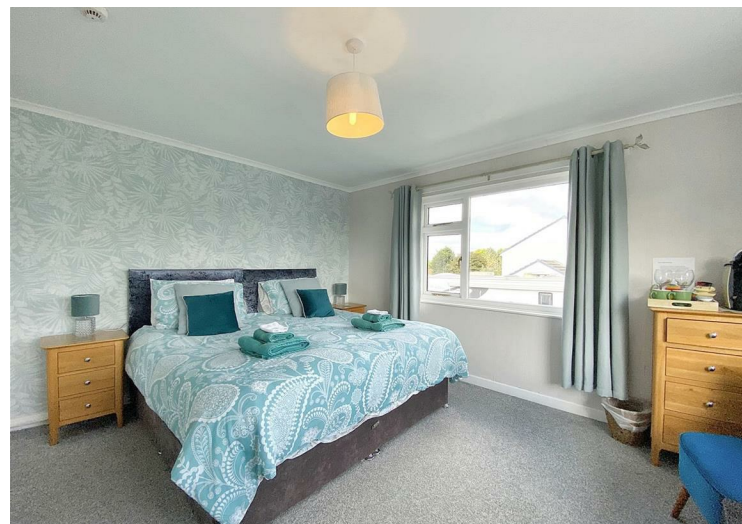
Sandyhill Guest House Sandyhill Road, Saundersfoot, Pembrokeshire, SA69 9DR

- Business Opportunity
- Owner Accommodation- Two Bedrooms
- Ample Off Road Parking
- Conservatory
- Gas Central Heating And Double Glazing
- Five Bedrooms Guest House
- Highly Desirable Location
- Stone Outbuildings
- Investment
- EPC Rating: tbc

£525,000

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





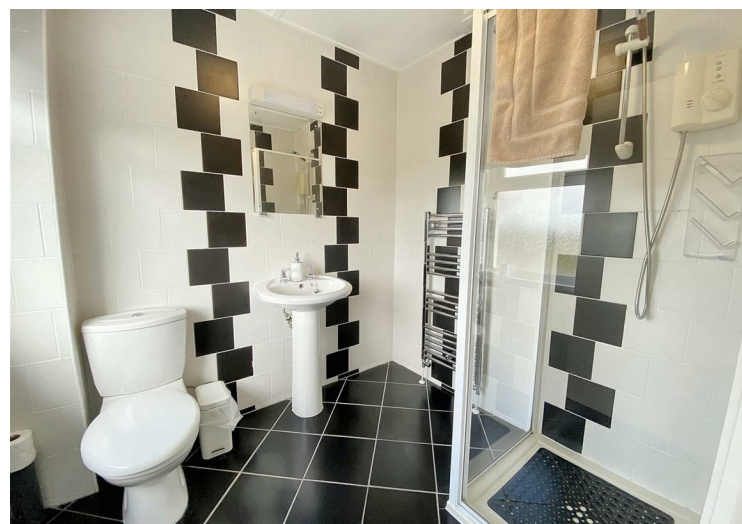
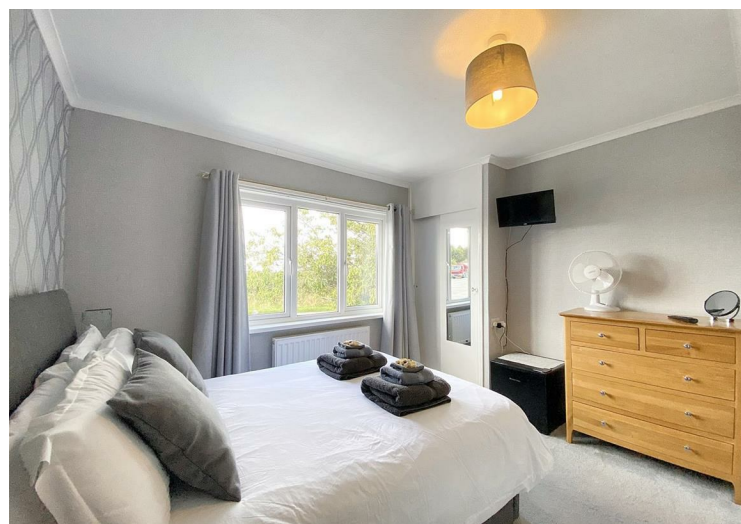
An opportunity to acquire Sandyhill Guest House, located on the outskirts of the desirable village of Saundersfoot. Just a short drive from the idyllic Pembrokeshire coastline, with its beautiful sandy beaches, local shops, cafes and restaurants, the property would make a great investment!

Whether you are looking for a family home, a business opportunity in the hospitality sector, or an investment in a prime coastal location, this property offers endless potential. Currently run as a successful guest house, the ground floor is mainly utilised as owners accommodation. The layout comprises; entrance porch, open plan living/dining room with a log burner, conservatory leading out onto the garden, contemporary kitchen with utility and w/c, six double en-suite bedrooms, with an additional single bedroom with w/c. The property benefits from gas central heating, and is double glazed throughout.

Externally, the front of the property boasts ample off-road parking for all your guests. A gated paddock is located to the side of Sandyhill, which is currently utilised as another secure parking area. This space offers versatile use, and would make a great spot for growing your own fruit and vegetables. The rear provides an enclosed secure astro turf garden with a storage shed. A series of outbuildings are located to the side, which provide ample storage, and prime for further development (subject to necessary planning permission).

Viewing is highly recommended to appreciate all property has to offer!

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 post office. Just a short walk away are the famous seaside resorts of Tenby and Saundersfoot with all the amenities that they have to offer.



DIRECTIONS

From the office in Tenby head out of town towards Saundersfoot. At the New Hedges roundabout take the 1st exit onto the A478. The property is located on the right hand side.
 What/Three/Words:///stickler.takeovers.sublet

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

