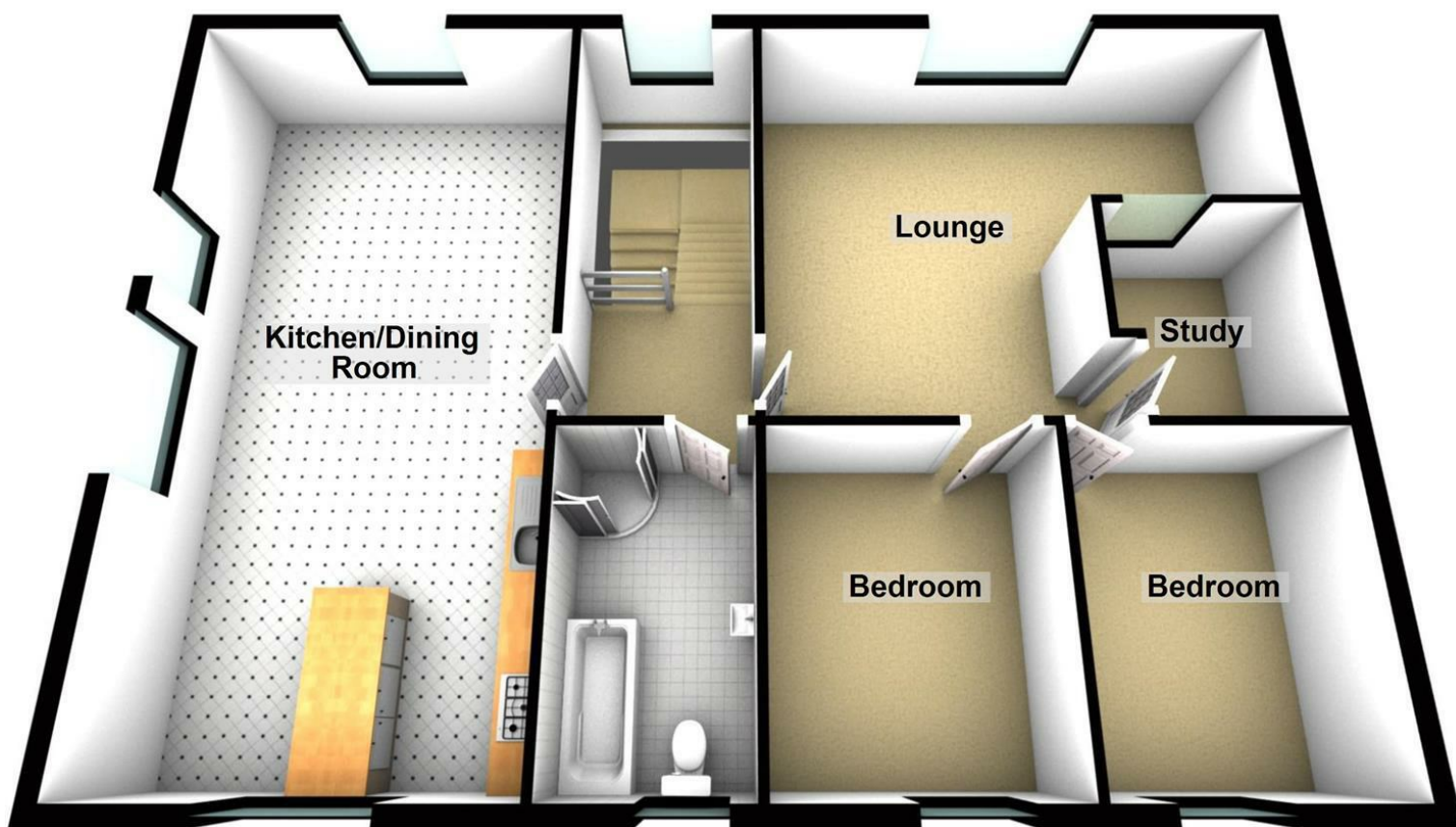


Floor Plan



VIEWING: By appointment only via the Agents.
 TENURE: We are advised Leasehold - 189 year lease started in 1988.
 GROUND RENT; £1 peppercorn SERVICE CHARGE; 1/3 of the building insurance.
 SERVICES: We have not checked or tested any of the services or appliances at the property.
 TAX: Band 'E'
 HEATING: Gas Central Heating
 We would respectfully ask you to call our office before you view this property internally or externally.
 THERE IS IMPORTANT INFORMATION WE NEED TO DISCUSS WITH YOU PRIOR TO VIEWING THIS PROPERTY, PLEASE CONTACT OUR OFFICE TO OBTAIN THIS INFORMATION.

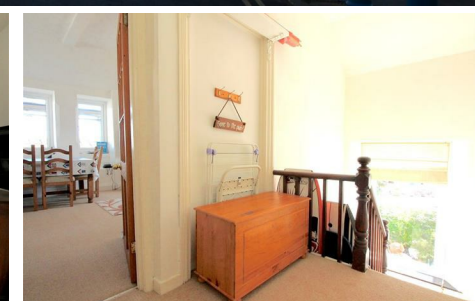
AD/LLT/03/22takeonk.

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

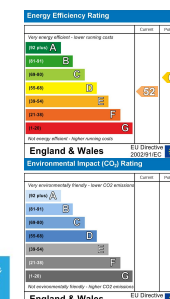


Penthouse, Old Coffee Tavern High Street, Saundersfoot, Pembrokeshire, SA69 9EJ

- First Floor Apartment
- Further Reception Room with Views
- Study Room
- Short Walk to Beach
- Gas Central Heating
- Triple Aspect Kitchen/Diner/Living Room with Sea Views
- Two Double Bedrooms
- Flexible Accommodation of approx [96]m²
- Central Village Location
- EPC Rating: E

Asking Price £240,000

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The Agent that goes the Extra Mile



Situated in the seaside town of Saundersfoot, this well presented first floor two bedroom apartment is just approx. 400ft from its Award-Winning beaches. The apartment benefits from high ceilings and offers approx 96m2 of living space. The accommodation is accessed via a shared main front door from the High Street, leading to its own private entrance and central staircase.

On one side of the stairs is a triple aspect kitchen/dining/living area with views to the beach and sea over the rooftops. On the other side of the stairs, and separated by a landing area, is a second living room or study with picture window to the rear, affording views down over the village. There are two double bedrooms, and a further room which could be used as an office/study (currently used as a bedroom by the current vendors). There is also the bathroom with shower and bath. The property benefits from gas central heating.

Viewing is highly recommended to appreciate the size and location of this Apartment which is ideally placed just above the local shops and Award-Winning restaurants.



Kitchen/Living Room
13'5" x 27'3" max (4.10 x 8.33 max)

Sitting Room
18'5" x 15'11" max (5.63 x 4.87 max)

Bedroom One
13'3" x 9'1" (4.06 x 2.79)

Bedroom Two
13'3" x 8'7" (4.04 x 2.63)

Study
6'10" x 7'7" (2.09 x 2.33)

Bathroom
11'0" x 6'2" (3.37 x 1.88)



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 and take the 1st left to stay on Sandy Hill Park. Continue down the hill towards Saundersfoot Village, go around the one way system up Milford Terrace and then turn right onto High Street. The property is on your right, next to the Kook-a-Bar Restaurant. WHAT 3 WORDS - enforced / awakening / winning

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