

Approx Gross Internal Area  
116 sq m / 1249 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 'E'  
HEATING: Gas

ref: AJL/LE/FEB/ 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.

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

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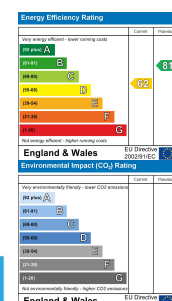


## Windyridge The Ridgeway, Saundersfoot, Pembrokeshire, SA69 9LD

- Detached House
- Living Room
- Family Bathroom
- Walking Distance To Beach
- Garage
- Four Bedrooms
- Formal Dining Room
- Driveway Parking
- Investment Opportunity
- EPC Rating: D

O.I.R.O £335,000

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**The Agent that goes the Extra Mile**





This link-detached house is situated in the highly desirable location on The Ridgeway, on the edge of the popular harbour village of Saundersfoot. With the sandy beaches of Saundersfoot on your doorstep, the property would make a great investment and family home. The accommodation comprises of; entrance hallway with lovely parquet flooring which flows through into the living room and formal dining room. The ground floor also provides the shaker style kitchen, with stable style door opening out onto side of the property and driveway. The first floor provides four bedrooms, including master bedroom with modern en-suite shower room. The property also benefits from sea views overlooking Saundersfoot Bay from two of the bedrooms. There is also a family bathroom and separate w/c. Viewing is highly recommended to appreciate the location!

Externally, the property provides two driveways providing ample off road parking for multiple vehicles. The main tarmac driveway is accessed off The Ridgeway, with a pathway leading around to the side door of property. There is also a lawned garden which wraps from back to the side of the property, where access can also be made available to the other driveway with garage and the main front door. The garden has a variety of plants and shrubs, and also has a gravel patio area ideal for outside seating.

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. The village offers most everyday amenities including primary school, doctors surgery, many shops/pubs/restaurants and public transport links. Saundersfoot also provides easy access to Wisemans Bridge where the beach is the starting point of the 186 mile Pembrokeshire Coast Path.



#### DIRECTIONS

Leaving the Tenby office head north-west on St Julian's St/Tudor Square towards Church St. Continue onto High St and at the roundabout continue straight onto The Norton/A478. Continue to follow A478 and at the roundabout, take the 2nd exit onto Narberth Rd/A478. Follow road for approx 0.5 miles and then at the roundabout, take the 1st exit onto Narberth Rd/A478. Continue on road for 1.4 miles and at the next roundabout, take the 1st exit onto A478. Turn right onto Sandy Hill road and continue into Saundersfoot and continue around square and up Milford Street. Turn left onto The Ridgeway where the property will be located on the left.

What/Three/Words://threaded.blazers.assorted

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