

Approx Gross Internal Area  
67 sq m / 719 sq ft



Floorplan

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 'D'

HEATING: Gas

ref: AJL/LLE/MAR/24

TAKEONOK/07/03/24/LLE

FACEBOOK & TWITTER

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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

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70

7AJ

EMAIL: [tenby@westwalesproperties.co.uk](mailto:tenby@westwalesproperties.co.uk)

TELEPHONE: 01834 845584

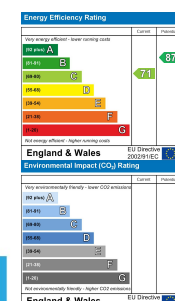


### 38 Scandinavia Heights, Saundersfoot, Pembrokeshire, SA69 9PF

- Semi-Detached Bungalow
- Two Bedrooms
- Family Bathroom
- Front And Rear Garden
- Well Presented
- Sea Views
- Ideal Investment
- Conservatory
- Driveway Parking
- EPC Rating: C

Price £290,000

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**The Agent that goes the Extra Mile**







We are delighted to offer this well presented semi-detached bungalow which boasts beautiful sea views over looking Saundersfoot bay. Located in a prime elevated position in the highly desirable area of Scandinavia Heights, the property would make a great investment property, holiday home and even a great family home. The accommodation of the property comprises of; entrance hallway with the family bathroom, and a kitchen. There are double glass doors that open into the living room, where the sea views can be enjoyed. The property also provides two double bedrooms, and a conservatory which overlooks the garden. The property benefits from double UPVC glazing and gas central heating.

Externally, there is driveway parking to the side which provides parking for multiple vehicles. There is also a low maintenance gravel area to the front which could provide additional parking. To the rear of the property there is an enclosed secure walled garden which also hosts a gravelled seating area. Steps lead up onto an additional seating area which also houses a garden shed, and the lawned garden which is bordered by a variety of shrubs.

Viewing is highly recommended to appreciate the location and all the 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 drive away are the famous seaside resorts of Tenby and Saundersfoot with all the amenities that they have to offer.



#### 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 on this road and turn right at Scandinavia heights. Follow to road around to the left and then take the first righthand. Continue along this road where the property is located on the right hand side.  
What/Three/Words:///january.youths.turns

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