

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. Some 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: 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.

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

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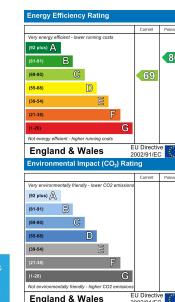


59 Scandinavia Heights, Saundersfoot, Pembrokeshire, SA69 9PF

- Semi-Detached Bungalow
- Three bedrooms
- Family Bathroom
- Sought after location
- Gas Central Heating And Double Glazing
- Open Plan Living/Dining Room
- Master With En-Suite
- Great investment Opportunity
- Driveway Parking With Garage
- EPC Rating:C

£325,000

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The Agent that goes the Extra Mile





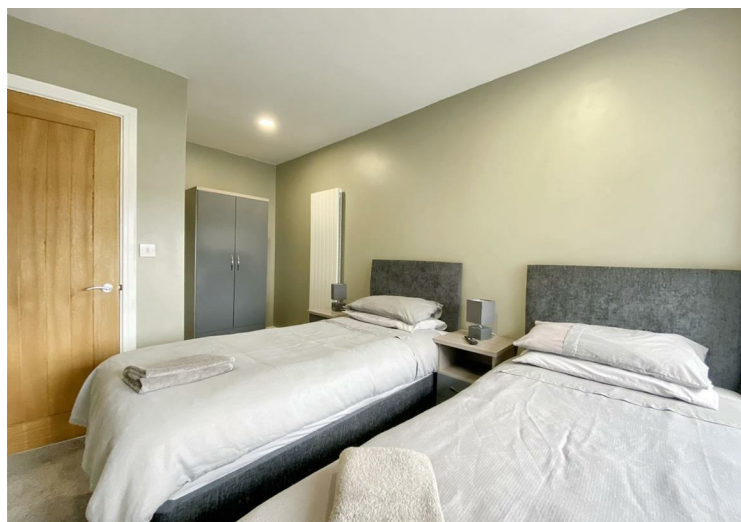
This immaculately presented semi-detached bungalow is located in a prime position in the highly sought after cul-de-sac of Scandinavia Heights. The property is in walking distance to the harbour village of Saundersfoot, and its idyllic sandy beaches. With great holiday let potential, the property would also make an ideal family home. The accommodation comprises of; entrance hallway, the family bathroom, kitchen, an open plan living/dining room with patio doors opening into garden, and three double bedrooms. A hallway leads to the extension at the rear which houses, the master bedroom with en-suite and its own access to garden, and the second bedroom. The property benefits from a neutral decor throughout and is fitted with double glazing and gas central heating.

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



Externally, there is ample driveway parking for approximately three cars, with a low maintenance paved front garden with a variety of shrubs. The rear provides an enclosed garden that is laid with astro turf, with a composite decking area that provides space for outside seating. The garden is bordered by a flower bed planted with a variety of trees and shrubs.

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. Bear right then left and the property will be on your right hand side.

What/Three/Words:///bedrooms.wilfires.hindered

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