



1 Ocean Point, Saundersfoot

PRICE REDUCED TO SELL Offers Over £295,000

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CHANDLER ROGERS  
ESTATE AGENTS

# 1 Ocean Point, Saundersfoot





## THE PROPERTY

This beautifully presented Two Bedroom Detached House is situated in an enviable position on Ocean Point, just off The Ridgeway in Saundersfoot and enjoys impressive views over the valley and the bay. Built and finished to a high standard, this lovely property features well appointed accommodation comprising: Entrance Porch, Lounge, Kitchen/Dining Room on the Ground Floor, and Two Bedrooms and a Family bathroom on the First Floor. To the front of the property is a lawned garden enclosed by white rendered walls. To the rear you will find an enclosed courtyard garden with a block paved driveway providing off road parking for two cars. Ocean Point is located approximately half a mile from Saundersfoot village which is one of Pembrokeshire's most sought after seaside destinations with its own special ambience. It has a working harbour with fishing and pleasure boats alike and beautiful golden sandy beaches. All of the properties in Ocean Point were constructed by a reputable local builder and feature uPVC double glazing and gas fired central heating throughout.



### Porch

Enter through glazed uPVC door. Window to side. Double doors to large closet with hanging rail. Glazed timber door to the Lounge.

### Lounge

5.18m x 4.93m (17'0" x 16'2")



## Kitchen/Dining Room

4.67m x 2.84m (15'4" x 9'4")

Windows to front and rear. Glazed uPVC door to rear leading to the courtyard garden and parking area. Fitted with a range of wall and base units with matching worktop. Space and connection for upright fridge freezer, washing machine and dishwasher. Wall mounted Vaillant gas combi boiler. Inset stainless steel sink and drainer with mixer tap. Integral electric oven and hob with extractor over.

## Cloakroom

Fitted with matching suite comprising WC and wash hand basin.

## Landing

Velux window to front. Double doors to built in airing cupboard. Doors to Bedrooms 1 and 2 and Bathroom.



## Bedroom 1

3.12m x 2.21m (10'3" x 7'3")

A good sized Double Bedroom with a Velux window to the front, and a window to rear enjoying lovely views.

## Bedroom 2

3.12m x 2.21m (10'3" x 7'3")

Window to rear with stunning views across the bay.

## Bathroom

2.16m x 1.65m (7'1" x 5'5")

Velux window to the front. Fitted with matching suite comprising WC, pedestal wash hand basin and panel bath with mixer shower over. Part tiled walls. Extractor.



## Externally

At the front of the property is a neat lawned garden enclosed by white rendered walls. At the rear, a block paved driveway provides ample off road parking for two cars. Potted plants and shrubbery borders make the final low maintenance touches. A glazed timber summerhouse is also included in the sale.

## Property Information

We are advised the property is Freehold, with all mains services connected.

Council tax band E.


## Directions

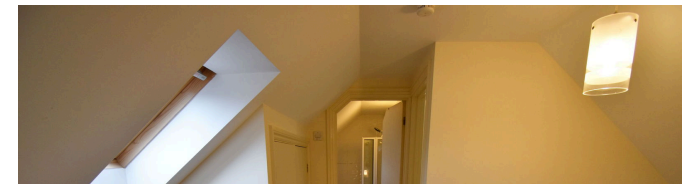
From Tenby travel north to the roundabout at New Hedges. Keep right and follow signs to Saundersfoot.. Proceed down the hill and around the one way system, passing The Amusement Arcade on the left, and up the hill to the junction. Turn left onto The Ridgeway and follow the road for approximately a quarter of a mile. Take the left

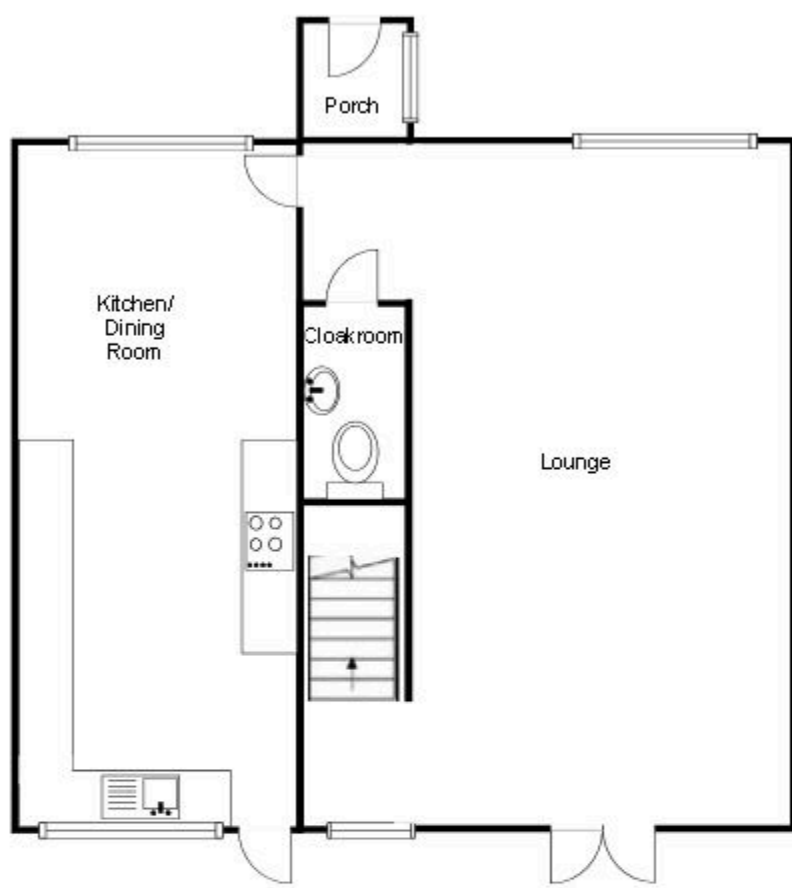




# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Ground Floor  
For illustrative purposes only, not to scale.

First Floor  
For illustrative purposes only, not to scale.

