



Fisherman's Rest, Harbour Heights, The Ridgeway, Saundersfoot

NEW PRICE O.I.R.O £285,000

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Fisherman's Rest, Harbour Heights, The  
Ridgeway, Saundersfoot





## THE PROPERTY

A unique opportunity to acquire this delightfully spacious, air conditioned two bed apartment, positioned over several floors, boasting a wealth of charm and character that really does need to be viewed to be appreciated. The accommodation has been recently renovated, and benefits from it's own private paved patio with glass balustrade which enjoys views of Saundersfoot Beach, and an allocated parking space. The accommodation comprises open plan Lounge/Kitchen/Diner, Two Double Bedrooms and Bathroom.

Fisherman's Rest would make a perfect home for a growing family or indeed a successful holiday let investment opportunity due to its proximity to Saundersfoot village centre with its golden sandy beaches, restaurants and shops, all of which are just yards away from the property.

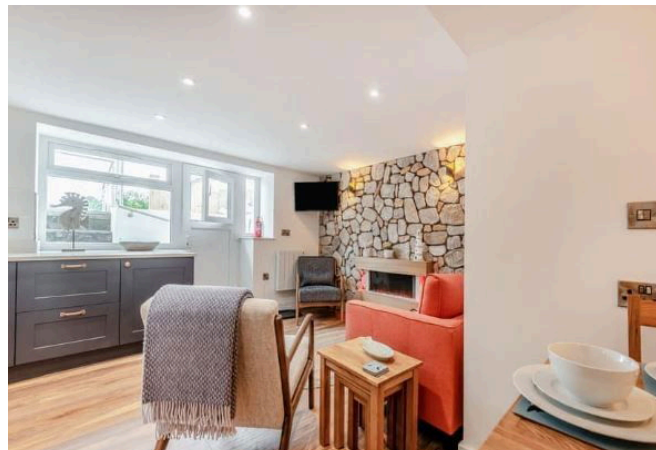
### Lounge/Kitchen/Diner

6.25m x 5.94m (20'6" x 19'6")

Enter through uPVC glazed door with tilt and turn window. Two windows to the front. Door to Bedroom 1 and stairs to Upper Level. LVT flooring throughout. Wall mounted air conditioning unit.

### Lounge Area

Wall mounted electric flame effect fireplace. Feature stone wall.







## Dining Area

Ample space for family sized dining suite.

## Kitchen

Fitted with a range of contemporary wall and base units with matching quartz worktop extending to splash backs. Quality integral appliances comprising electric induction and double oven with extractor over, fridge, freezer, washing machine and dishwasher. Integral 1.5 ceramic Belfast sink, drainer grooves and brass hardware. Part tiled walls.

## Bedroom 2

3.43m x 2.57m (11'3" x 8'5")

Good sized Double Bedroom. Space saving sliding oak door. Window to front. Wall mounted air conditioning unit.



## Upper Level Landing

Short staircases to Bedroom 2 and Bathroom.

## Bedroom 1

3.38m x 3.02m (11'1" x 9'11")

Good sized Double Bedroom. Stairs up to the Dressing Area.

## Dressing Area

2.41m x 2.01m (7'11" x 6'7")

Window to rear.



## Bathroom

Frosted window to rear. Fitted with matching contemporary suite comprising WC, wash hand basin in vanity unit with illuminated mirror above, bath with mixer tap and hand held mixer shower attachment, and mains waterfall shower in separate glazed enclosure. Part tiled walls. LVT flooring. Extractor. Door to cupboard housing Tempest electric pressurised hot water system.

## Externally

The property is accessed by a drive which leads to the allocated parking space at the front, with steps leading up to a private paved patio which provides a wonderful spot for al fresco dining and sitting out with a glass of something and enjoying the fantastic view out to sea. The town and beaches are a mere few steps away from the property.

## Property Information

We are advised the property is Leasehold with







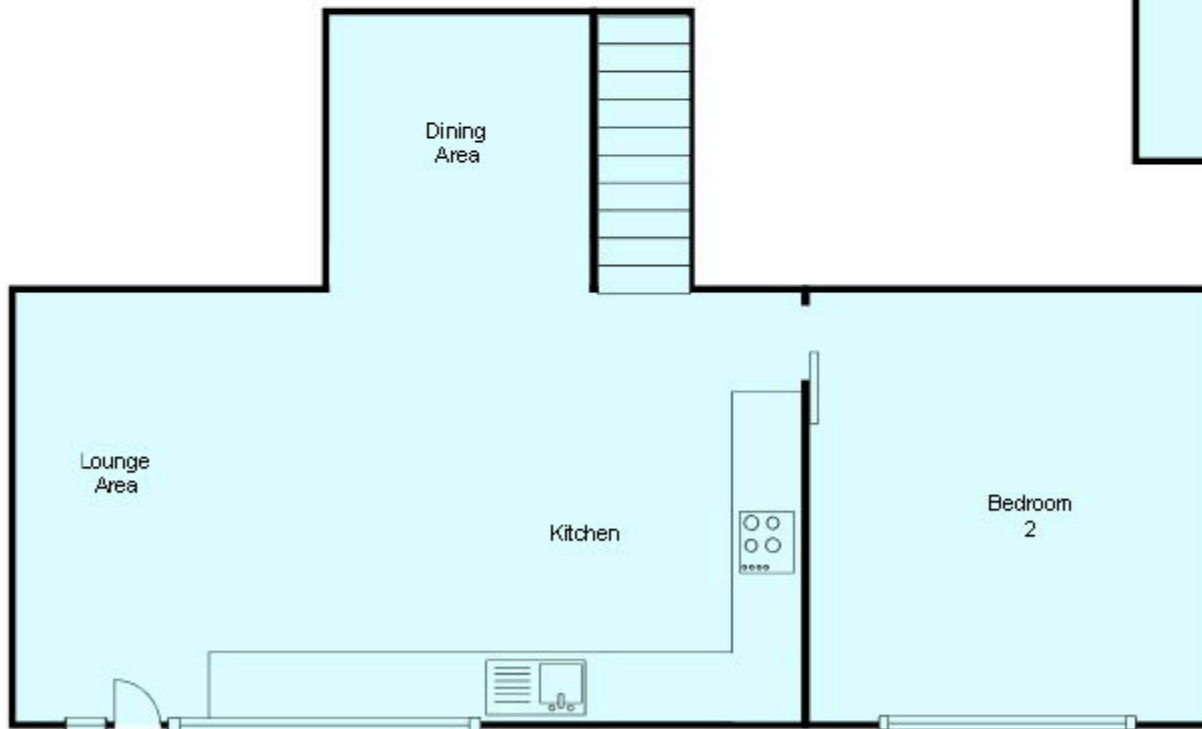
## Directions

From Tenby proceed north to the roundabout at New Hedges. Keep right and follow signs to Saundersfoot. Continue into the village and take the first turn off the roundabout. Follow the road up the hill to the junction. Turn left onto The Ridgeway, Harbour Heights can be found immediately on the right hand side.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	30	

First Floor  
For illustrative purposes only, not to scale.



Ground Floor  
For illustrative purposes only, not to scale.