

Approx Gross Internal Area
122 sq m / 1317 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 'C'

HEATING: Gas

ref: ADD/ LLE/ MAR/ 26

TAKEONOK/24/03/26/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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary.

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

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

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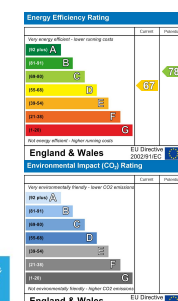


1 Rosewood Cottages Westfield Road, Saundersfoot, SA69 9JN

- Semi-Detached Cottage
- Three Bedrooms
- Ideal Family Home
- Detached Garage And Driveway Parking
- Gas Central Heating
- Coastal Village
- Brilliant Investment Property
- Mature garden
- No Onward Chain
- EPC Rating: D

Offers In Excess Of £325,000

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The Agent that goes the Extra Mile





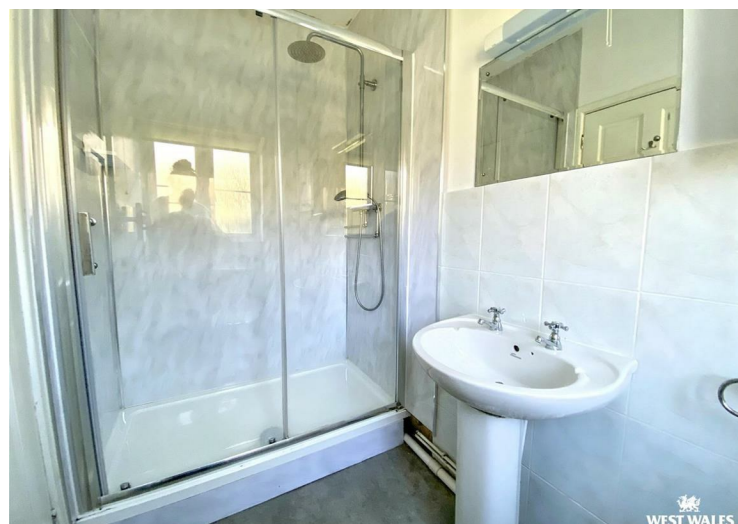
Nestled in the heart of the ever-popular coastal village of Saundersfoot, this charming semi-detached character cottage offers the perfect blend of traditional appeal and modern comfort. Ideally positioned within easy walking distance of the beach, harbour, and a range of local shops, cafes, and restaurants, the property is perfectly suited as a family home, holiday retreat, or investment opportunity.

The accommodation is thoughtfully arranged and full of character, featuring three bedrooms, including a master bedroom complete with its own en-suite shower room. The remaining bedrooms are served by a well-appointed family bathroom, making the layout both practical and versatile.

Downstairs, the cottage boasts a welcoming and cosy atmosphere, with period features complemented by comfortable living spaces ideal for relaxing after a day by the sea. The kitchen and living areas provide a warm and inviting setting for both everyday living and entertaining, with the added benefit of a useful utility room accessed directly from the kitchen, offering additional storage and space for laundry appliances. The property also benefits from UPVC double glazing and has gas central heating.

To the rear, the property enjoys a mature lawned garden, providing a peaceful outdoor space ideal for families, entertaining, or simply unwinding after a day at the beach. The property further benefits from driveway parking and a detached garage, offering convenient off-road parking and additional storage.

Offering endless potential, this delightful cottage would make a brilliant investment as well as a wonderful family home. With its desirable location just a short stroll from the coastline and its blend of character and convenience, it presents a rare opportunity to acquire a property in one of Pembrokeshire's most sought-after seaside locations.



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 and then take a left onto Westfield Road. The property will be on the right. What/Three/Words:///journey.riders.gobbles See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.