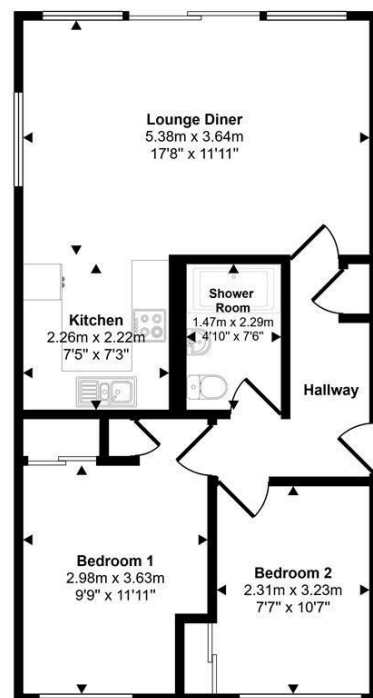


Approx Gross Internal Area
57 sq m / 610 sq ft



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 Leasehold
LENGTH OF LEASE: 189 Years With 183 Remaining
ANNUAL GROUND RENT: Peppercorn
GROUND RENT REVIEW PERIOD: [year]
ANNUAL SERVICE CHARGE AMOUNT: £1600
SERVICE CHARGE REVIEW PERIOD: [year / month]

SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'B'
HEATING: Electric
FOR SALE BY MODERN METHOD OF AUCTION

ref: LLT / LLE/ MAR/ 26
TAKEONOK/04/03/26/LLE

FACEBOOK & TWITTER: Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

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 7AJ
EMAIL: tenby@westwalesproperties.co.uk

TELEPHONE: 01834 845584

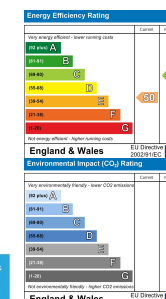


15 Coedrath Park, Saundersfoot, SA69 9HF

- Ground Floor Apartment
- Leasehold (189 Years With 183 Remaining)
- Walking Distance To The Beach
- Brilliant Investment Property
- Two Bedrooms
- Open Plan Kitchen/Living/Diner
- Patio Area And Communal Gardens
- Allocated Parking Space
- Electric Heating
- EPC Rating: E

Guide Price £200,000

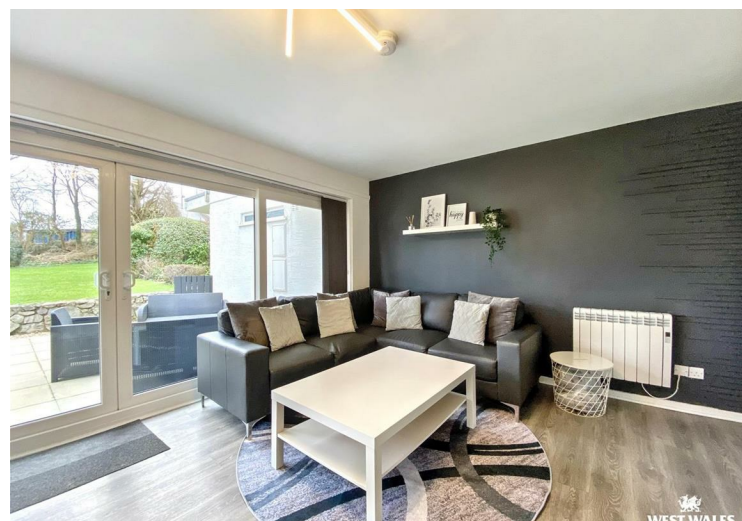
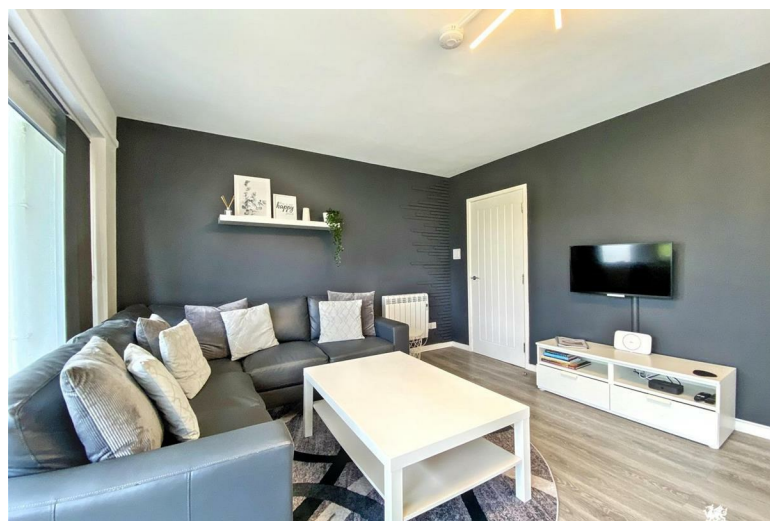
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The Agent that goes the Extra Mile





FOR SALE BY MODERN METHOD OF AUCTION

A brilliant opportunity to acquire an immaculately presented ground floor apartment, situated within the highly desirable setting of Coedraith Park, Saundersfoot. Conveniently located within walking distance to the array of amenities Saundersfoot has to offer, you also have the idyllic sandy beaches right on your doorstep. Currently a well established holiday let, the property would make a great investment, or even great for a first time home buyer. Viewing is highly recommended!

Boasting a stylish contemporary decor throughout, the accommodation comprises; an entrance hallway, a shower room with a walk in shower, two double bedrooms both benefiting from built in storage and an open plan living/kitchen/diner. Designed with modern family living in mind, this impressive open plan space offers a great space for entertaining family and friends. Sliding patio doors also open out onto a patio area, which also provides space for outside seating. You can really envision those summer evenings relaxing with the family. The property benefits from UPVC double glazing and has electric heating.

Externally, the property is situated within mature communal grounds, with a communal garden leading off the patio area to the rear. The property also benefits from an allocated parking space.

Saundersfoot is a small seaside resort in between Tenby and Amroth. With its idyllic sandy beaches, there is also plenty of places to eat and drink around the harbour. 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. Saundersfoot is also renowned locally for a charitable New Years Day Swim sponsored by local businesses.



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. As you drive around the square continue up Milford Street, and continue on Church Terrace. At the top of the hill turn left into Coedraith Park.
What/Three/Words:///outcasts.unafraid.spreads
See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.