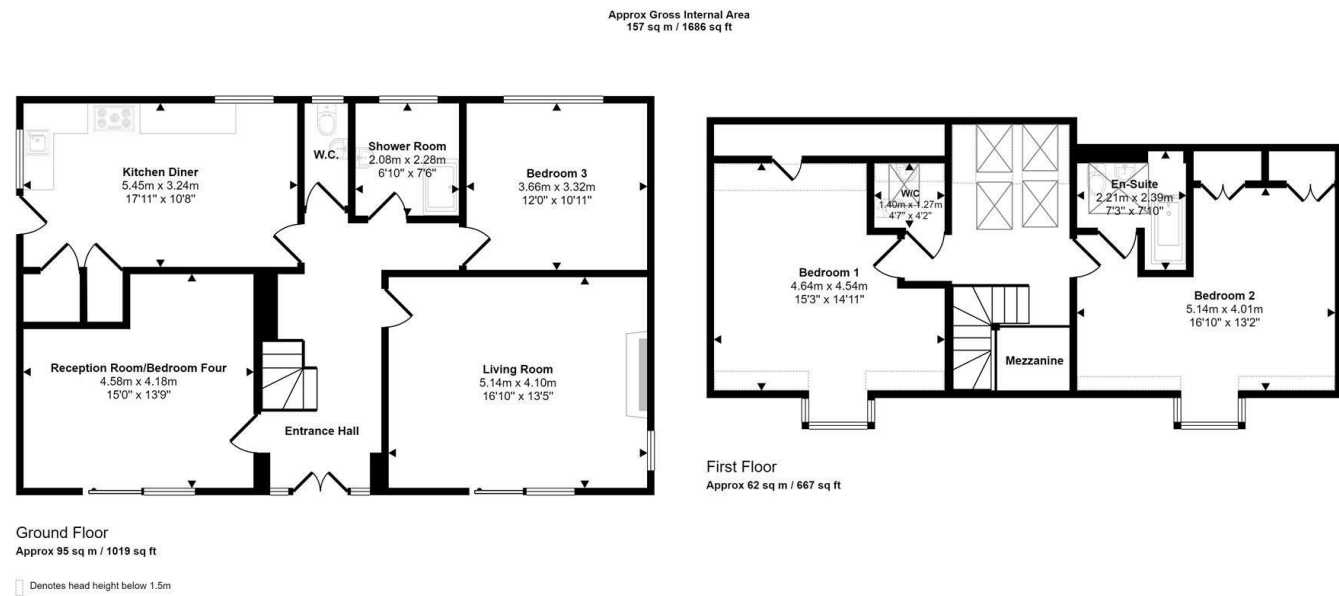




**"Wogan Lodge" Wogan Lane, Off Wogan Terrace, Saundersfoot, Pembrokeshire, SA69 9HA**



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.

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.

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Offers In Excess Of £500,000

- Detached Dormer Bungalow
- Highly Desirable Village Location
- Living Room With Feature Fireplace
- Master With En-Suite
- Gas Central Heating And Double Glazing
- EPC Rating: C
- Character Features
- Beautiful Views Overlooking Saundersfoot Bay
- Four Bedrooms
- Great Investment Opportunity

**We Say...**

This well presented detached dormer bungalow is situated in the heart of the harbour village of Saundersfoot. Located in a prime elevated position, the property is within short walking distance to the beach, and the array of shops, restaurants and cafes the village has to offer. Boasting beautiful sea views overlooking Saundersfoot Bay, the property would make a brilliant investment or family home. The property offers versatile living accommodation and comprises; entrance hallway with lovely arch doorway, living room with log burner and patio doors opening out onto the garden. Across the hall is a bedroom which could also be utilised as a second reception room, with sliding glass doors showcasing views across Saundersfoot Village. The ground floor also accommodates a second double bedroom, shower room with separate w/c, and the kitchen/diner with feature exposed beams, granite worktops, and two utility cupboards. The first floor provides two further double bedrooms including the master with en-suite shower room, and a separate w/c located off the landing. Both bedrooms are fitted with window seats where you can sit and enjoy those idyllic sea views.

Viewing is highly recommended to appreciate its size and location!

Externally, the property offers driveway parking for three to four cars, which is located to the side of the property. The low maintenance patio garden wraps around the property, providing ample space for outside seating, and is home to a variety of plants, trees and shrubs.

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**

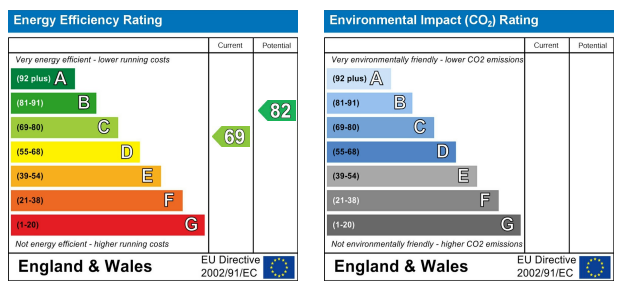
Leaving the Tenby office head north-west on St Julian's St/Tudor Square towards Church St. Continue onto High St and at the roundabout continue straight onto The Norton/A478. Continue to follow A478 and at the roundabout, take the 2nd exit onto Narberth Rd/A478. Follow road for approx 0.5 miles and then 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. Take the first right onto Wogan Lane immediately after the chapel, and the property will be located on the left hand side. What/Three/Words://heavy.butterfly.jogging

**GENERAL INFORMATION**

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 'F'  
 HEATING: Gas

ref: ADD/ LLE/MAY/ 24  
 TAKEONOK/17/05/24/LLE

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**AERIAL VIEW**

