

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 'F'

ref: SSG /LLE/JUN/ 24/OK

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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.

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Overbrook Westfield Road, Saundersfoot, Pembrokeshire, SA69 9JQ

- For Sale By Auction
- 4/5 Bedrooms
- Driveway Parking
- Convenient Location, Close to Coast
- Set in Approx 0.17 Acres
- Detached House
- Master Suite with Dressing Room & En-Suite
- Renovation
- 3 Reception Rooms
- EPC Rating: C

Auction Guide £299,000

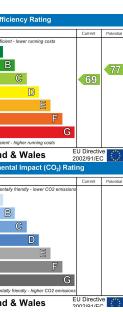
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The Agent that goes the Extra Mile





FOR SALE BY AUCTION

A brilliant opportunity to acquire a detached family home, in need of modernisation, in the highly sought-after location of Westfield Road, Saundersfoot. Within walking distance to the idyllic sandy beaches of Saundersfoot, the property would make a fantastic home for any family.

Please Note: We are advised that there is some subsidence/movement at the property.

Set within approx 0.17 acres, the property offers a sense of space throughout. With endless potential the ground floor accommodation comprises; an entrance hall with downstairs w/c, kitchen/breakfast room with a utility room beyond, an open plan lounge/diner approximately 22ft x 20ft with a feature fireplace, and an additional reception room which would make the ideal office space or an extra bedroom. There is also a conservatory, further reception room and a shower room which can be accessed via a separate entrance, offering potential to create a self contained.

The first floor of the property accommodates a further four double bedrooms, with a dressing area and en-suite to the master bedroom. There is also an en-suite to bedroom two, as well as a separate family bathroom.

Externally, the property is approached via a driveway which provides parking for 4-5 vehicles, with a lawned area to the front. The rear of the property houses a raised sun terrace which provides ample space for outside seating, where you can dine al fresco during the summer. Steps down to a lawned area with established trees to the rear.

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 and continue around square and up Milford Street. Turn left onto The Ridgeway and then take a left onto Westfield Drive. The property will be on the left.

What/Three/Words://nametag.epic.cashier

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.