



Total area: approx. 125.7 sq. metres (1352.7 sq. feet)

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.

TAX: Band 'E'

We would respectfully ask you to call our office before you view this property internally or externally.

AD/LLT/04/22takeonok.

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.

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



Wellwood Valley Road, Saundersfoot, Pembrokeshire, SA69 9BP

- Detached Dormer Bungalow
- Three Double Bedrooms
- Open Plan Living/Dining
- Master with En-Suite
- Rear Garden
- Edge of Saundersfoot Village
- Well Presented
- Gas Central Heating
- EPC Rating B

Offers In The Region Of £375,000

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This beautifully Presented Detached Dormer Bungalow is situated in Valley Road, on the edge of the popular village of Saundersfoot providing Local Shops, Cafe's and Beautiful Beaches along with easy access to the A478. The accommodation comprises; Entrance Hall, Open Plan Living/Dining Room with solid oak flooring and double doors leading out to the rear garden, Kitchen fitted with a range of modern units and integrated appliances, Utility Area, WC and Master Bedroom with En-Suite on the ground floor. On the second floor, there are two Double Bedrooms, one with a Juliette Balcony. The property benefits from double glazing throughout and gas central heating. Externally, to the front of the property there is ample driveway parking with loose gravel wrapping around the sides. To the rear, the garden provides a paved seating area which leads to the loose gravel area.

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. New hedges is a village located in between Tenby and Saundersfoot. The village benefits from a mini market, public house, village hall and stunning beaches.



Open Plan Living/Dining
21'0" x 24'11" (6.42 x 7.61)

Kitchen
11'0" x 7'3" (3.37 x 2.22)

WC
3'6" x 4'9" (1.07 x 1.46)

Utility Area
6'5" x 5'7" (1.96 x 1.72)

Master Bedroom
11'5" x 21'0" max (3.48 x 6.42 max)

Master Ensuite
5'2" x 5'8" (1.6 x 1.73)

Bedroom Two
13'4" x 12'11" max (4.08 x 3.95 max)

Bedroom Three
13'4" x 12'11" max (4.08 x 3.95 max)

Bathroom
6'3" x 9'5" (1.93 x 2.88)



DIRECTIONS

DIRECTIONS: From our Tenby office proceed out of the town on the main road towards Kilgetty. Upon entering the village of Wooden, take the right hand turning onto Valley Road, pass the lane on your left and the property will be on your right.

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