

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: Oil

ref:ADD/ LLE /APR/ 25

TAKEONOK/16/04/25/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**

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TELEPHONE: 01834 845584



## Woodside Heights Clos-Yr-Ysgol, Stepaside, Saundersfoot, Pembrokeshire, SA67 8NZ

- Detached House
- Five Double Bedrooms, Three En-Suite
- Open Plan Living/Kitchen/Diner
- Ample Driveway Parking
- Ideal Family Home
- Beautifully Presented
- Walking Distance to Beach
- Garage With Planning for Annex (21/0775/PA)
- Immaculate Gardens
- EPC Rating: C

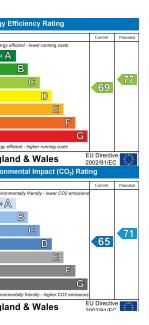
**Offers Around £600,000**

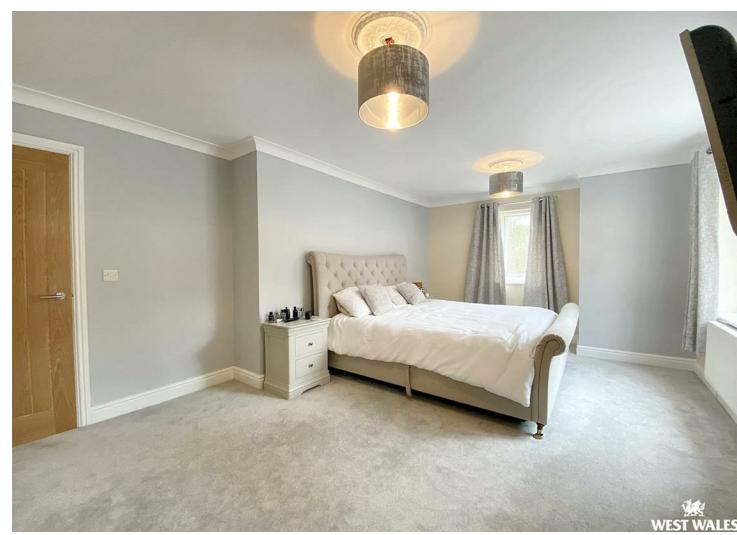
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***The Agent that goes the Extra Mile***





## DIRECTIONS

Enter the village of Stepaside from the A477 and enter the village. After going over the flyover take the left hand turn after the block of flats named Cromwell Court. Follow this lane and you will see the turning for Clos Yr Ysgol on your left. The property will be found on the left hand side at the beginning of the cul-de-sac.

What/Three/Words://engaging.shows.shadowing

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.