

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: 999 years from 2007  
ANNUAL GROUND RENT: £50  
GROUND RENT REVIEW PERIOD: NA  
ANNUAL SERVICE CHARGE AMOUNT: NA  
SERVICE CHARGE REVIEW PERIOD: NA

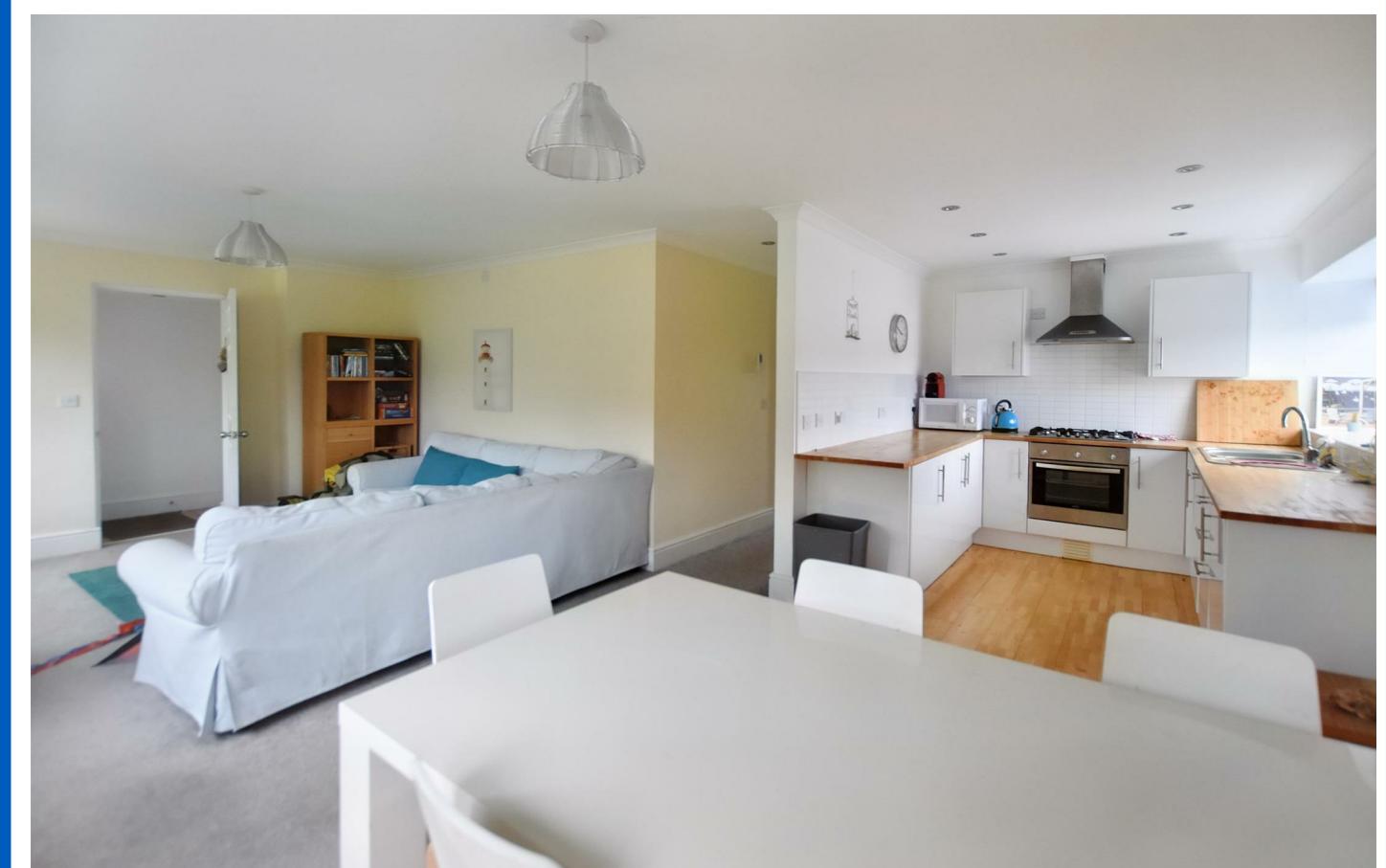
PLEASE NOTE: The current leaseholders of all flats are in the process of purchasing the freehold for the building.  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
COUNCIL TAX: Band 'C'

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

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## Potters Rest Malvern House, Wogan Terrace, Saundersfoot, Pembrokeshire, SA6 0UA

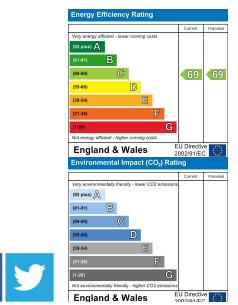
- Top Floor Flat
- Master with En-suite
- Well Presented
- Garden to Rear
- Ideal Investment
- Two Double Bedrooms
- Open Plan Living/Kitchen/Dining
- Sea Views
- Walking Distance to Beach
- EPC Rating C

Offers In Excess Of £300,000

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This well presented top floor flat is situated in the popular village of Saundersfoot, boasting a variety of pubs, cafe's, boutiques and idyllic beaches all on your doorstep. The accommodation comprises; entrance porch, cloak room, an open plan living/kitchen/diner fitted with a range of modern units with views over the village and the sea as well as views of the garden to the rear. The property provides two double bedrooms both benefitting from views over Saundersfoot Beach, one with an en-suite shower room and family bathroom. The home profits from a neutral decor throughout and gas central heating. Externally, to the rear the property has a garden which is mainly laid to lawn which then leads up to a raised decking area to capture the sea views beyond and overlooks Saundersfoot Village. Viewing is highly recommended to appreciate the size, location and views this property provides.

Saundersfoot is a fishing village and popular seaside resort. Located at the foot of a picturesque wooded valley its appeal is due to the superb sandy beaches and the attractive harbour, which provide unrivalled opportunities for water-sports, beach games, fishing and simply messing about in boats.

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.



#### DIRECTIONS

From our Tenby Office turn left and go up the High Street, at the roundabout take the 2nd exit and follow the road, at the junction turn right onto the A478. At the roundabout go straight over and take the 1st right onto Sandy Hill Road. Turn right onto Sandy Hill Park and take the 1st left to stay on Sandy Hill Park. Continue down the hill towards Saundersfoot Village, go around the one way system up Milford Terrace and continue up towards Saundersfoot School, then bear right. Follow the road, past the School then turn right onto Wogan Terrace, the property is will be towards the bottom of the hill on your right, to access the property go down the path to the left side on the property and up the steps.

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