

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: Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
Property has Mains Drainage, Mains Electric, Mains Water,  
HEATING: Gas  
TAX: Band E

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

JETH/ESL/12/24/DRAFT

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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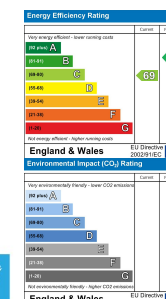


## Basford Park Wooden, Saundersfoot, Pembrokeshire, SA69 9DY

- Detached Bungalow
- Conservatory
- Wraparound Gardens
- No Onward Chain
- Two Storey Garage
- Three Bedrooms
- Set In (approx) 0.33 Acres
- Ample Parking
- Village Location
- EPC Rating: C

Price £395,000

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**The Agent that goes the Extra Mile**





Welcome to Basford Park, a detached bungalow sitting on a plot measuring approximately 0.33 acres. The property is situated in the popular village of Wooden, close to the coastal resorts of Tenby and Saundersfoot and convenient to a shop and public transport links. The layout of the property briefly comprises of an entrance hall, lounge, kitchen/diner leading through to a conservatory, three bedrooms and a shower room. The property is served by double glazing and gas central heating.

Externally, the plot is mostly laid to wraparound lawned gardens with a gated driveway providing ample off road parking. An adjoining two story garage provides additional dry parking, handy work/storage space or a great space to work from home!

With the added appeal of no onward chain, this property offers excellent potential for development with approved planning for a loft conversion. Viewing is highly recommended!

Located in the village of Wooden, the properties lie just 3 miles out of the quaint fishing village Saundersfoot, and 4 miles from the popular and beautiful seaside town of Tenby and the beaches of Amroth and Wisemans Bridge. Slightly further afield is the well-known Pendine Sands and the Town of Carmarthen with its shopping Precincts and Cinema, Main Line Railway Station and excellent links to the M4 and the East.

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 Tenby follow the A478 North, after approximately three and a half miles you will enter Wooden. Proceed to the top of the hill and turn left immediately after Lokky's restaurant. Follow the road behind the restaurant and the property will be found on the left hand side. What3Words reference: crafted.mystified.narrate.

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