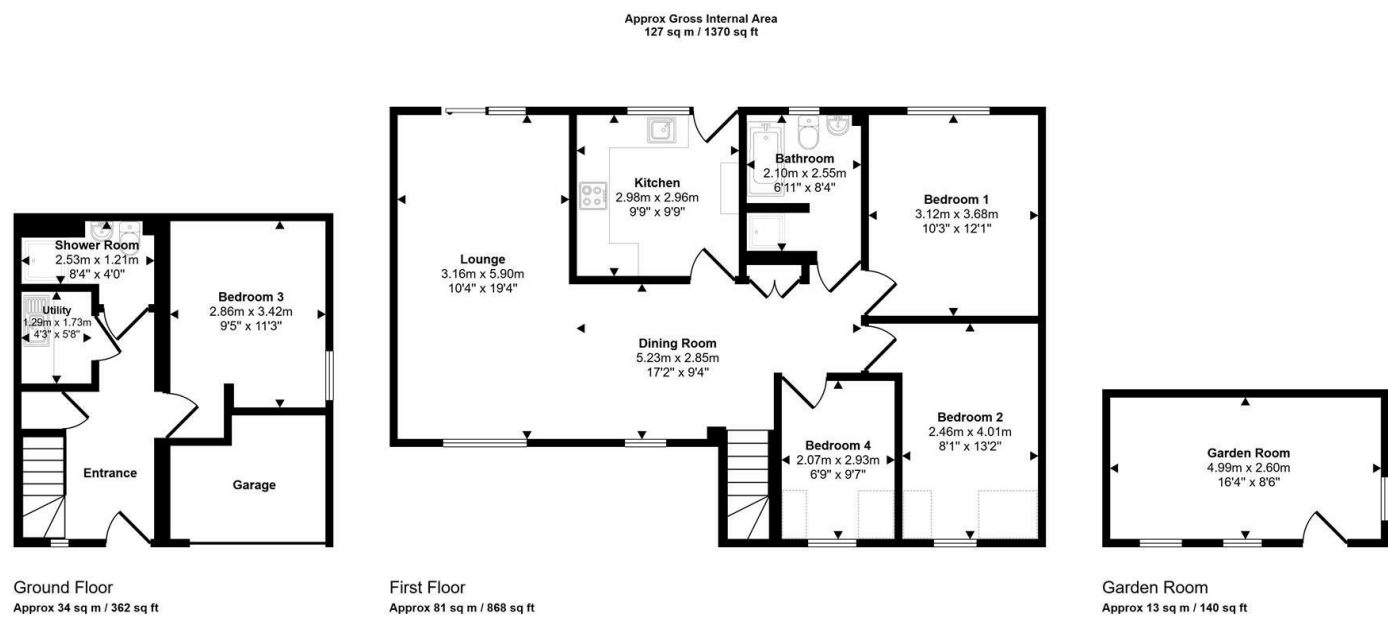




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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'
HEATING: Gas

ref: HC/ LLE/ AUG/ 26
TAKEONOK/05/08/26/LLE

FACEBOOK & TWITTER
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<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

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk

TELEPHONE: 01834 845584

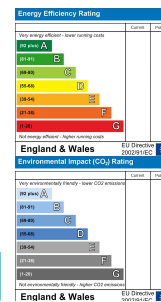


6 Ocean Point, Saundersfoot, Pembrokeshire, SA69 9LQ

- Detached House
- Distant Sea Views
- Four Bedrooms
- Low Maintenance Garden
- Gas Central Heating
- Immaculately Presented
- Highly Desirable Coastal Setting
- Open Plan Living/Diner
- Summer House
- EPC Rating: tbc

Offers In Excess Of £475,000

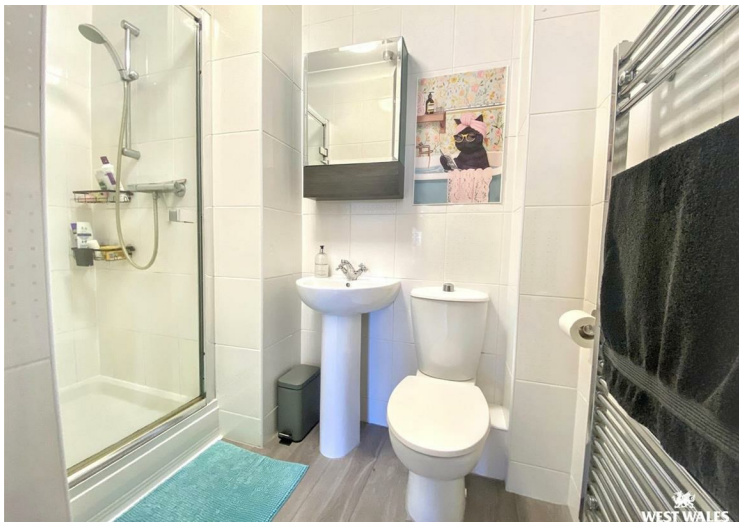
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The Agent that goes the Extra Mile





Situated in the highly sought-after coastal cul-de-sac of Ocean Point, Saundersfoot, this impressive upside-down detached home enjoys delightful distant sea views from the front and offers beautifully presented, versatile accommodation throughout. Perfectly suited as a spacious family residence or an idyllic holiday home, the property has been thoughtfully designed to make the most of its elevated position.

The ground floor comprises a welcoming entrance hall with useful under-stairs storage, a utility room, a contemporary shower room, and a double bedroom. Upstairs, the heart of the home is an outstanding open-plan living and dining space, flooded with natural light and featuring patio doors that open onto the low-maintenance rear garden, creating an excellent space for relaxing and entertaining. The first floor also offers a well-appointed kitchen, a family bathroom, and three further bedrooms, with the fourth bedroom currently arranged as a dressing room but equally suited as a home office or study.

Externally, the property continues to impress. To the front, a lawned garden is complemented by an elevated decking area, providing the perfect spot to relax and take in the distant sea views. Ample driveway parking and an integral garage offer excellent practicality, while a side gate provides convenient access to the rear garden. Designed with ease of maintenance in mind, the rear garden is arranged over two levels with a variety of seating areas, creating an ideal setting for outdoor entertaining. A superb summerhouse, currently utilised as a home office, offers excellent versatility and could also serve as overflow accommodation for visiting family and friends.

Finished with stylish decor throughout and benefiting from gas central heating and UPVC double glazing, this superb coastal home combines comfort, practicality, and an enviable location. Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

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 follow the A478 to the New Hedges roundabout. Take the 2nd exit following signs for Saundersfoot. Continue through Saundersfoot village, around the one way system, passing the Gower Hotel on your left. Take the next left turn up the Ridgeway. Continue to follow the road for approximately 0.5 miles, and then take a left onto Ocean Point. Follow the road around, where the property is on the left hand side. What/Three/Words:///silks.smashes.pioneered

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