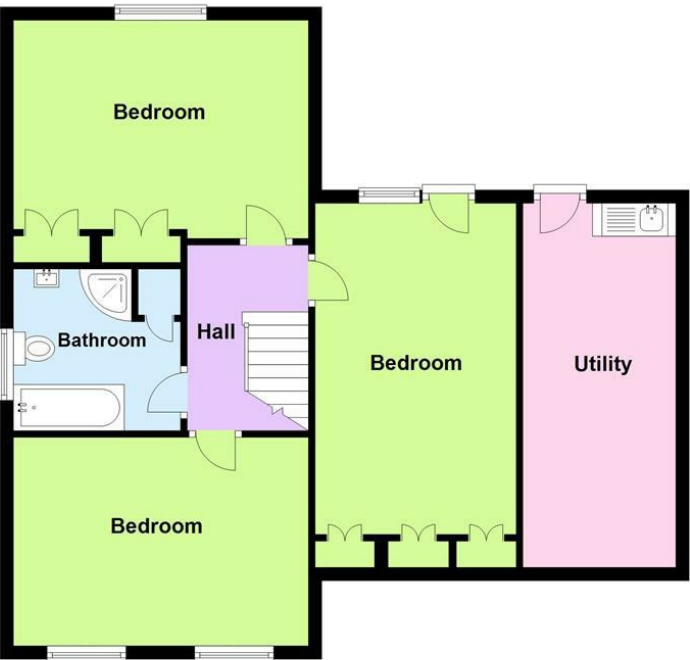


Ground Floor



First Floor



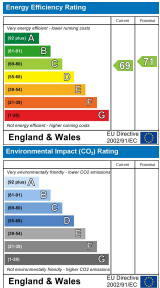
This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.  
Plan produced using PlanUp.

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

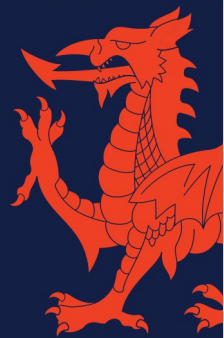
## 5 Lawnswood, Saundersfoot, Pembrokeshire, SA69 9HX

- SEA VIEWS
- THREE DOUBLE BEDROOMS
- NO CHAIN
- TWO RECEPTION ROOMS
- BALCONY WITH VIEWS
- DESIRABLE VILLAGE LOCATION
- OFF-ROAD PARKING
- DETACHED PROPERTY
- 0.13 ACRE GARDEN
- EPC RATING C



Offers In Excess Of £400,000

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ  
EMAIL: tenby@westwalesproperties.co.uk TELEPHONE: 01834 845584





**We Say...**

This three-bedroom, detached 'upside-down' house, is located in an elevated position looking over the popular village of Saundersfoot and boasts amazing sea views from the rear of the property. With two reception rooms, a garden, and patio, the property would make an ideal family or multi-generational home.





LOCATION

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 unrivaled opportunities for water sports, beach games, fishing and simply enjoying the coastline. The village benefits from a mini-market, public house, and village hall. Saundersfoot also provides easy access to Wisemans Bridge, the starting point of the 186 mile Pembrokeshire Coastal footpath.

GENERAL INFORMATION

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

IRK/AMR/9/21/OK

FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @ WWProps  
<https://www.facebook.com/westwalesproperties/>

DIRECTIONS

From our Tenby office, proceed out of the town on the A478 towards Saundersfoot. Turn left at the New Hedges roundabout then take the next turning right towards Saundersfoot. Continue down Stammers Road and take the turning left into Ragged Staff. After approx. 100 yards the turning for Lawnswood will be found on your left-hand side and No.5 is a short way along the road on the right hand side.

ROOMS AND DIMENSIONS

PORCH 3'2 X 10'6	KITCHEN 7'6 X 14'1	BEDROOM 2 10'10 MAX X 14'7
HALL	WC 3'4 X 7'7	BEDROOM 3 10'4 X 14'7
LOUNGE 14'7 MAX X 23'10	GROUND FLOOR HALL	BATHROOM 8'3 MAX X 8' MAX
DINING ROOM 18'1 X 9'11	BEDROOM 1 16'1 X 10'	UTILITY ROOM 17'10 X 7'7

LOCATION AERIAL VIEW



TENBY OFFICE



Come On In...

Being built on the side of the valley looking down onto the village, it is only right that the property be 'upside down' to take advantage of the view and the full extent and size of the property is only evident from the rear. Upon entering the 23' long dual aspect lounge, you are drawn to the sliding doors leading out to the balcony and the fabulous views out to the garden below and beautiful Pembrokeshire coastline beyond. The dining room and kitchen also face rearward and the property flows well between each room. Stairs lead down to a family bathroom and three double bedrooms on the ground floor. Two of the bedrooms have sea views, one of which has a door out onto the patio. The property also has a handy utility room which is located on the ground floor and is accessed via an external door from the patio.







### Step Outside...

Arriving at the front of the house, you may not be aware of what lies beyond the front door. The rear of the property draws you and the view over the valley with Saundersfoot village nestling within it, and the stunning sea views beyond, will not disappoint.

The back of the property is paved across the width of the house and is an excellent barbeque and entertaining space. The spiral staircase from the balcony down to the patio below, is perfect for connecting these two spaces together. The garden is tiered with three levels beyond the patio with two of the levels laid to lawn with shrub and pretty flower borders. The greenery of the garden and valley beyond is a wonderful contrast to the sea. You could say, a country, village and seascape all in one! The border of the property also extends past the rear garden fence if you wish to extend the garden space even further!