



Plot 6 Sycamore, Close Wooden, Saundersfoot, SA69 9DY

- Detached House
- Living Room
- Rear Garden
- Ideal First Time Buy / Investment
- ICW Showcase Award Winning Site
- Three Bedrooms
- Modern Kitchen with NEFF appliances
- Driveway Parking
- Gas Central Heating
- EPC Rating: TBC

Offers Around £300,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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The Agent that goes the Extra Mile



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 'TBC'

ref: LLT/ESL/04/25/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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,

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HJO Developments Ltd and West Wales Finest Properties are delighted to bring to market No 6 Sycamore Close, Wooden, Saundersfoot.

The development consists of an executive row of six detached houses displaying a contemporary design and is an award-winning site having been given a Showcase Award in 2023 by ICW Building Control for its build quality and excellence.

No 6 Sycamore Close is now available on this development. This is the last available house on this award-winning development.

The layout briefly comprises of: Entrance Hall, Lounge/ Dining room with UPVC French doors leading out to the garden and rear patio terrace, Kitchen with built in appliances that also includes an integrated Washer/Dryer, and Downstairs WC on the ground floor. The first floor provides three Bedrooms and a Family Bathroom. Externally, this property has a driveway to the front providing off road parking, with a lawn garden and patio seating area at the rear.

The finish is to a very high standard, with tiled floors throughout the entrance hallway, kitchen and downstairs WC. Additionally, there is excellent wood effect laminate flooring to the lounge/ dining room area which offers up a very generous living space. The kitchen is well equipped with an integrated NEFF oven and microwave along with integrated dishwasher and washer/dryer.

Heating is provided by a modern gas boiler with temperatures controlled by individual thermostatic controls to each room. USB ports are wired throughout the property and can be connected to a central server, offering the potential to work from home and to keep up with modern day technological needs if required.

Upstairs delivers 2 x double sized bedrooms and 1 x generous single bedroom. There is also a well-equipped and beautifully tiled family bathroom.

External parking provides enough room for at least 3 vehicles with additional parking bays on the development that can be used by each resident should they be required.

The garden to rear and side offers exceptional privacy and an excellent area for BBQs and outside catering and entertainment during the Spring and Summer months.

See further examples of this award-winning developer's work here; <https://hjodevelopments.co.uk/>



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 the plots will be found on the right hand side opposite The Imperial Dragon. What3Words reference: parked.safety.waitress

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