

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 'D'

HEATING: Gas

ref: JETH /LLE /MAY/ 24

TAKEONOK/16/05/24/LLE

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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

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70

7AJ

EMAIL: tenby@westwalesproperties.co.uk

TELEPHONE: 01834 845584

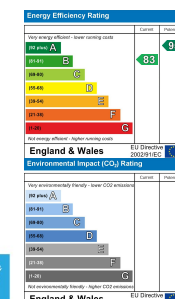


21 Oak Grove, Saundersfoot, Pembrokeshire, SA69 9EF

- Semi-Detached House
- Open Plan Living/Dining Room
- Downstairs Cloakroom
- Driveway Parking
- Immaculately Presented
- Contemporary Kitchen
- Master With En-Suite
- Low Maintenance Garden With Outbuilding
- Gas Central Heating And Double Glazing
- EPC Rating: B

Offers In The Region Of £300,000

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The Agent that goes the Extra Mile

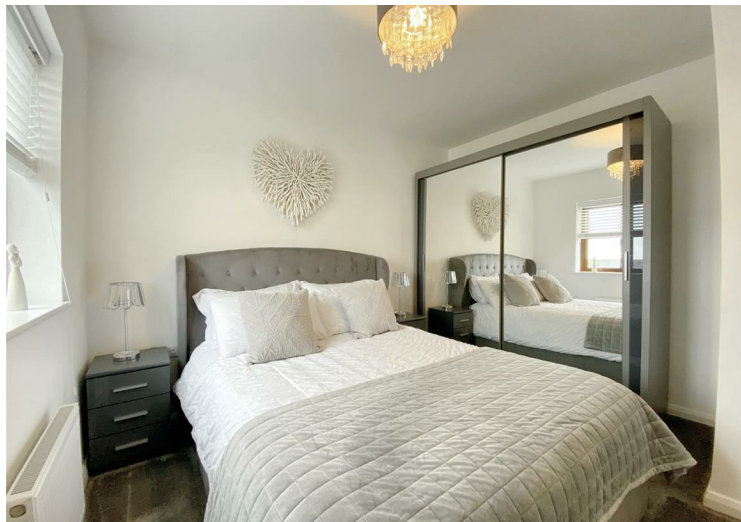




This immaculately presented semi-detached property is located in a cul-de-sac position in the sought after area of Twycross, Saundersfoot. Boasting a contemporary design throughout, the property would make an ideal family home, or even a great first time buy. The ground floor accommodation comprises; entrance hallway with downstairs cloakroom, contemporary gloss kitchen fitted with a range of modern appliances, and the open plan living/dining room with french patio doors that open into the garden. The first floor provides three bedrooms including the master with en-suite shower, and the modern family bathroom. The property benefits from ample storage throughout, UPVC double glazing and is fitted with gas central heating. Viewing is highly recommended to appreciate this superior accommodation!

Externally, on approach to the property there is a private road. A driveway which provides parking for two cars is available to the front; benefitting from a EV charging point, and side access to the rear garden. The low maintenance garden is laid with artificial grass and is bordered by a raised flower bed, which is home to a variety of flowers and plants. There is also ample space for outside seating, ideal for entertaining guests in the summer. The garden also houses an outbuilding which is currently utilised as storage, and a fully functioning utility room.

New Hedges is a village located in between Tenby and Saundersfoot. The village benefits from a mini market, public house, village hall and post office. Just a short drive away are the famous seaside resorts of Tenby and Saundersfoot with all the amenities that they have to offer. Tenby is a popular seaside resort with many shops, restaurants, amenities and its famous championship golf course. The beautiful coast and countryside of the Pembrokeshire Coast National Park provide further leisure and tourism opportunities, with many more sandy beaches within easy driving distance.



DIRECTIONS

Leaving the Tenby office head north-west on St Julian's St/Tudor Square towards Church St. Continue onto High St and at the roundabout continue straight onto The Norton/A478. Continue to follow A478 and at the roundabout, take the 2nd exit onto Narberth Rd/A478. After 0.9 miles take a right into New Hedges. Continue through New Hedges and take a right onto Oak Grove. Follow the road and bear left at the bend. The property will be located on the left hand side. What/Three Words:///found.playing.surfacing

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

