

## 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

## FACEBOOK & TWITTER

Be sure to follow us on Twitter: @WWProps

<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**

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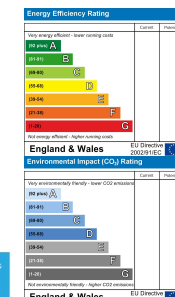


**The Hollies 14 Valley Close, Saundersfoot, Pembrokeshire, SA69 9BS**

- Detached Bungalow
- Beautifully Presented
- Conservatory And Utility Room
- Detached Garage
- Solar Panels
- Three Bedrooms
- Lounge/Dining Room
- Well Tended Garden To Rear And Side
- Driveway For 3 Cars
- EPC Rating: TBC

## Offers In Excess Of £340,000

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## *The Agent that goes the Extra Mile*



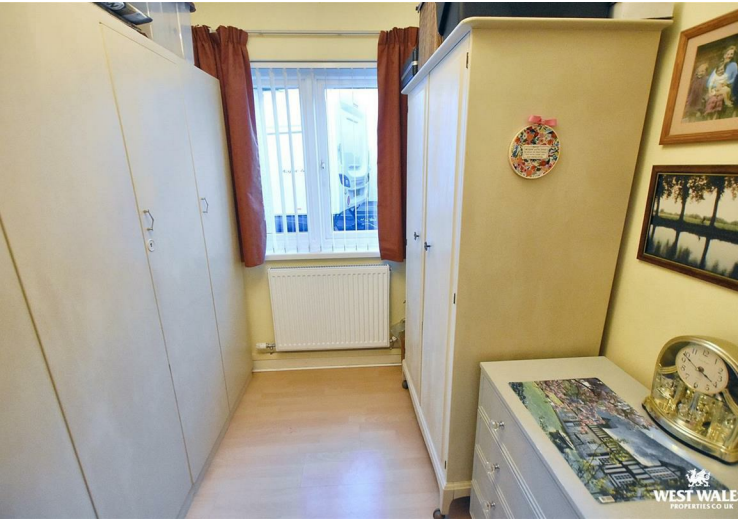


Welcome to The Hollies, a beautifully presented detached bungalow located on a no through road in the sought after village of Wooden. Just a short drive from the historic harbour resorts of Saundersfoot and Tenby, the property would make a brilliant investment. The layout of the property briefly comprises of an entrance porch, hallway, an open plan living/dining room with bi-folding doors progressing through to a conservatory. The rear of the property accommodates the contemporary kitchen and utility room which provides access to the garden. Across the hall is the master bedroom with French doors also leading out to the garden, guest double bedroom with a vanity unit and a single bedroom which is currently used as an office/dressing room and a recently modernised family shower room. The property is in an excellent decorative order and benefits from double glazing and gas central heating. Solar panels (leased) are fitted, providing reduced energy bills.

Externally, a driveway to the front provides parking for three cars and access to the detached double garage with electric door. The garden is well designed, with a pergola over a pretty seating area with fish pond, vegetable patch with greenhouse and many bedding areas making it a gardeners paradise!

This property would serve well as a retirement property, second home, or has the space to accommodate family life. Viewing is highly recommended!

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



### DIRECTIONS

From the office in Tenby head out of town towards Saundersfoot. At the New Hedges roundabout take the 1st exit and follow the road for approximately 3 miles through the village of wooden and into Pentlepoir. On the right hand side you will see the turning for Valley Road. Turn right onto Valley Road and then right onto Valley Close. Follow the road to the end and then bear right, where the property will be found at the end of the cul-de-sac. What/Three/Words- ///uptake.huts.duration.

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