

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.

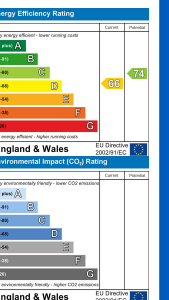


### 37 Sandy Hill Park, Saundersfoot, SA69 9PJ

- Semi-Detached House
- Brilliant Investment Property
- Two Reception Rooms
- Driveway Parking And Garage
- Gas Central Heating
- No Onward Chain
- Five Bedrooms
- Kitchen With Utility Area
- Mature Garden
- EPC Rating: D

**£285,000**

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



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 'E'

HEATING: Gas

ref :LLT / LLE / APR / 26/TAKEONOK

FACEBOOK & TWITTER

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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.

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

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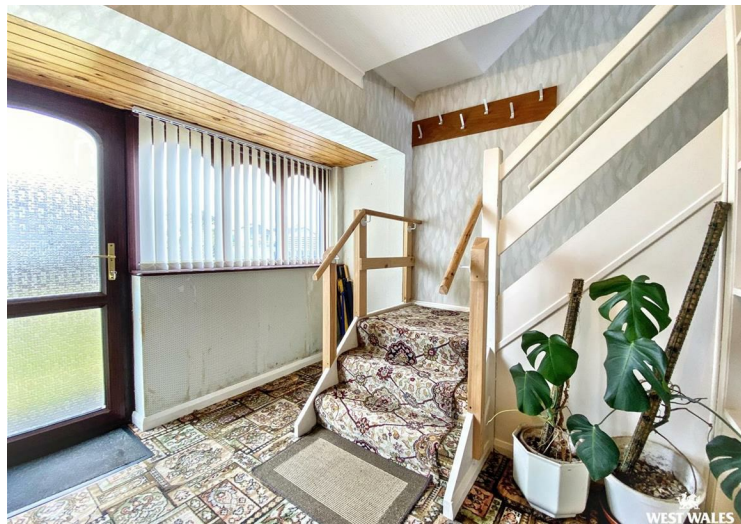


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**The Agent that goes the Extra Mile**





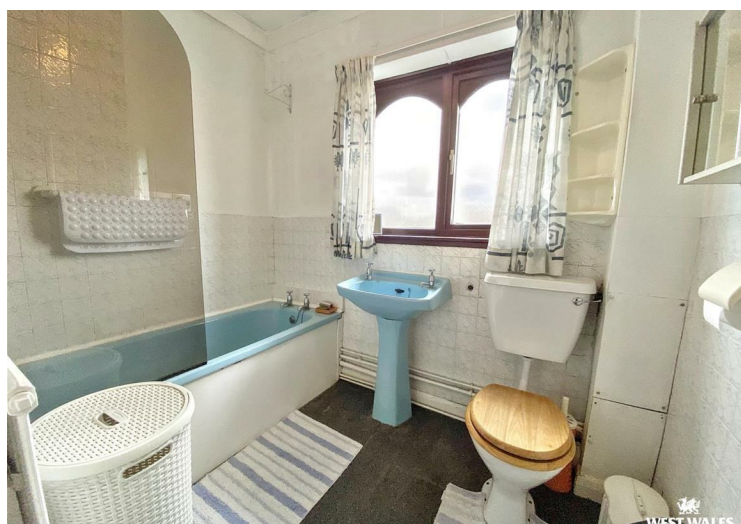
This five-bedroom semi-detached house is situated on the sought-after Sandy Hill Park in the charming coastal village of Saundersfoot. Offering great potential and in need of modernisation throughout, the property presents an excellent opportunity for those looking to personalise and create their ideal family home, as well as an attractive investment for those seeking to add value through renovation.

The ground floor features a welcoming entrance hallway, which leads into the dining room. Off the dining room is the living room/family room, providing a versatile space for relaxation and entertaining. From the dining area, patio doors open out into the mature garden, offering an ideal space for outdoor enjoyment. The kitchen, which includes a convenient utility area, provides integral access to the garage, offering further development potential or additional storage space.

On the first floor, you'll find four double bedrooms and one single bedroom. Bedroom five also offers versatile accommodation and is currently utilised as a home office. The family bathroom completes this floor, offering potential for refurbishment to suit your needs. The property benefits from double glazing throughout and has gas central heating.

The mature garden is home to a variety of plants, trees, and shrubs, making it a perfect spot for any keen gardener. Additionally, there is a patio area that provides space for outdoor seating, perfect for enjoying the fresh air. To the front of the property, a driveway offers ample off-road parking, providing convenience for multiple vehicles.

Located just a short walk from the stunning coastline, this property benefits from a prime position within easy reach of local amenities and the beautiful beaches of Saundersfoot. With its flexible layout, potential for modernisation, and desirable location, this home is not only a brilliant family property but also a fantastic investment opportunity with great scope for appreciation in value.



**DIRECTIONS**  
 Leaving the Tenby office follow the A478 to the New Hedges Roundabout. Take the first exit then turn right passing Sandyhill Nurseries. Continue until reaching the right hand turn for Sandy Hill Park, turn here and continue straight down Sandy Hill Park. The property is on the right hand side. What/Three/Words:///incensed.icebergs.sometime  
 See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.