



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 F

We would respectfully ask you to call our office before you view this property internally or externally.

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.

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



Langlea Stammers Road, Saundersfoot, Pembrokeshire, SA69 9HZ

- Detached Bungalow
- Front And Rear Gardens
- Walking Distance To Village
- Ample Off Road Parking
- Three Double Bedrooms
- Very Well Presented
- Modern Kitchen, Bathroom and Two Shower Rooms
- Sought After Coastal Village
- UPVC D/G, Gas C/H, And Utility Room
- EPC Rating: D

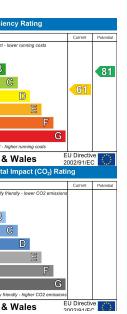
£450,000

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The Agent that goes the Extra Mile





Langlea is a beautifully presented detached bungalow located just a few minutes walk from the harbour village of Saundersfoot. Significantly updated by the current vendors the layout of the property briefly comprises: Entrance Hall, open plan Kitchen/Dining Room, Lounge, Three Double Bedrooms, Jack And Jill Bathroom, Two Shower Rooms, Utility Room and Garage Room. The property has been very well maintained throughout with modern kitchen and bathrooms, and is served by UPVC double glazing and gas central heating.

To the front is a driveway (shared with one other property) providing ample off road parking. A lawn garden and seating areas to the front of the property enjoy glimpses of the village through the trees. To the rear of the property is a pretty lawn garden with a patio seating area leading off from the lounge, and a gate providing pedestrian rear access. The garage room and a separate workshop provide handy storage space. This would be an excellent family home or would lend itself well to being a holiday let investment - viewing is highly recommended!

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.

Bedroom One
13'6" x 10'0" (4.13m x 3.05m)

Garage Room
9'3" x 8'9" (2.82m x 2.69m)

Shower Room
5'9" x 3'11" (1.76m x 1.21m)

Utility Room
5'10" x 5'11" (1.80m x 1.81m)

Lounge
15'8" x 19'0" (4.80m x 5.81m)

Shower Room
6'6" x 3'4" (1.99m x 1.02m)

Bedroom Three
8'11" x 12'7" (2.74m x 3.86m)

Bedroom Two
9'3" x 10'10" (2.83m x 3.32m)

Kitchen/Diner
12'7" x 20'0" (3.84m x 6.10m)

Bathroom
6'3" x 7'11" (1.91m x 2.43m)

DIRECTIONS

From our office in Tenby, leave the town in the direction of Saundersfoot on the A478 until you reach Twycross roundabout. Take the 1st exit to continue on the A478 and turn right almost immediately after the garden centre. Proceed down the hill and enter the village, pass the turning to Ragged Staff on your left, and shortly after you will find the turning to Langlea on your right hand side. Proceed up the private drive and the property is at the top.



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