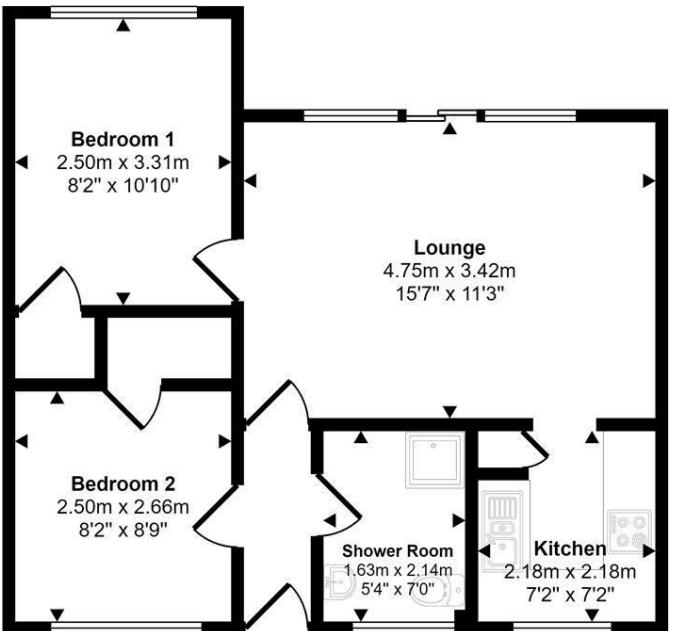


Approx Gross Internal Area
46 sq m / 495 sq ft



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: We are advised Leasehold

LENGTH OF LEASE: 999 years from 1969

ANNUAL GROUND RENT: N/A

GROUND RENT REVIEW PERIOD: [year / month]

ANNUAL SERVICE CHARGE AMOUNT: N/A

SERVICE CHARGE REVIEW PERIOD: [year / month]

PLEASE NOTE: We are advised there is an absentee freeholder.

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'B'

ref: AD / LLT / 01 / 23 /takeonok

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.

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



1A Sun Valley Drive, Saundersfoot, Pembrokeshire, SA69 9BU

- First Floor Apartment
- Two Bedrooms
- Open Plan Living/Dining
- Modern Kitchen
- Modern Bathroom
- Balcony
- Edge of Saundersfoot Village
- Ideal First Time Buy/Investment
- Leasehold Property
- EPC Rating C

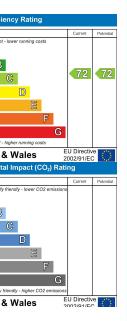
Offers In The Region Of £130,000

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



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The Agent that goes the Extra Mile





This immaculately presented first floor apartment is situated in Sun Valley Drive, a short drive outside the coastal village of Saundersfoot boasting a variety of local boutiques, cafes and idyllic beaches. The apartment comprises; entrance hall, open living/dining room with an electric fireplace and sliding doors leading out to the balcony and a kitchen fitted with a range of modern units and appliances. The home boasts two bedrooms and a family bathroom fitted with a modern suite. The accommodation benefits from gas central heating and an allocated parking space to the front. Viewing is highly recommended to appreciate the finish and location of this ideal first time buy.

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 Saundersfoot. The village benefits from a mini market, public house, village hall and stunning beaches.



DIRECTIONS

DIRECTIONS: From our Tenby office proceed out of the town on the main road towards Kilgetty. Upon entering the village of Wooden, take the right hand turning onto Valley Road, continue down the road passing the bus stop on your right, then turn right into Sun Valley Drive. The property is in the first block on your right, accessed via stairs to the rear.

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