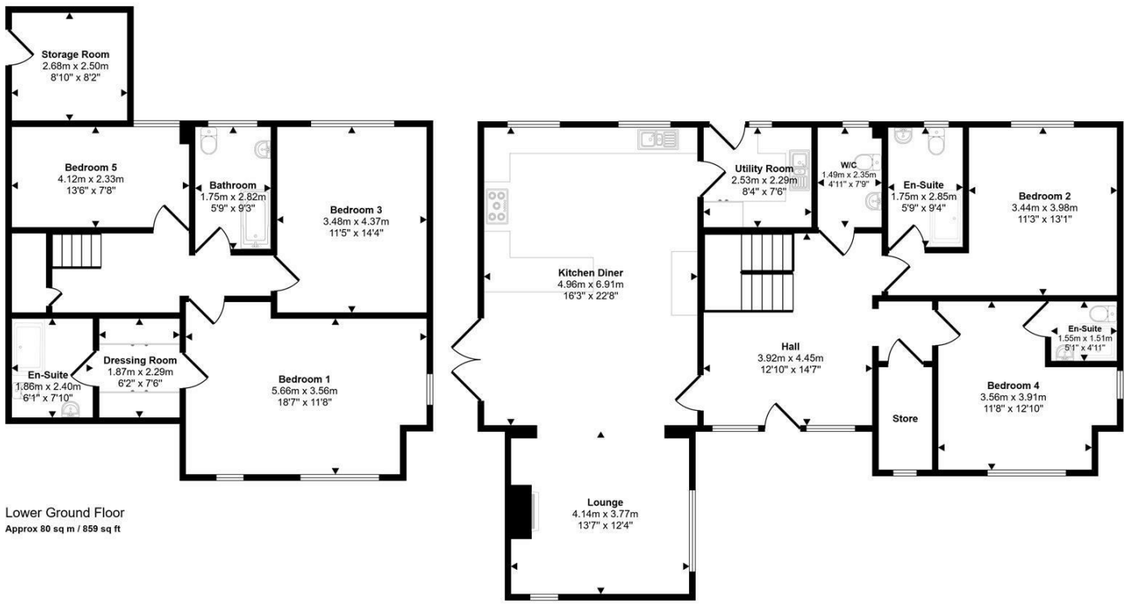
Approx Gross Internal Area
205 sq m / 2202 sq ft



Lower Ground Floor
Approx 80 sq m / 859 sq ft

Ground Floor
Approx 125 sq m / 1343 sq ft

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 'F'
HEATING: Oil

ref:ADD/ LLE /APR/ 25
TAKEONOK/16/04/25/LLE

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 7AJ
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TELEPHONE: 01834 845584

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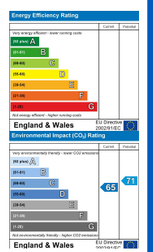
www.westwalesproperties.co.uk

Woodside Heights Clos-Yr-Ysgol, Stepaside, Saundersfoot, Pembrokeshire, SA67 8NZ

- Detached House
- Five Double Bedrooms
- Open Plan Living/Kitchen/Diner
- Ample Driveway Parking
- Garage With Planning for Annex (21/0775/PA)
- Beautifully Presented
- Master With En-Suite
- Utility Room
- Immaculate Gardens
- EPC Rating: TBC



£625,000

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The Agent that goes the Extra Mile

A fantastic opportunity to purchase a beautifully presented five bedroom detached house, located in the sought after residential cul-de-sac of Clos-Yr-Ysgol, Stepaside. Situated within walking distance to the coast, you are also just a short drive away from the harbour towns of Tenby and Saundersfoot. Offering versatile accommodation throughout; the property would make a brilliant family home, or an ideal multi-generational property. Viewing is highly recommended!

Designed with modern living in mind, the property boasts a contemporary decor throughout. The ground floor accommodation comprises; entrance hallway with w/c, two double bedrooms, one with an en-suite shower room, and the open plan living/kitchen/diner with utility room. This open plan space really is the heart of the home, and is perfect for entertaining all your friends and family. Patio doors also leads out onto a patio area. The lower ground level is home to the master bedroom with dressing room and en-suite. Further accommodation includes another two double bedrooms, and a family bathroom. The property benefits from UPVC double glazing and oil central heating.

Externally the property offers beautifully tended mature gardens, with a driveway providing ample off road parking. Further parking is available in front of the detached single garage. Woodland views can be enjoyed to the rear of the property, and the garden offers various seating areas great for dining al fresco during the summer.

Agent note- There is planning permission for a first floor extension and conversion of the detached garage, for an annex. Planning application no. (21/0775/PA)

The Amroth/Wisemans Bridge area lies on the South Pembrokeshire Coastline and marks the beginning and end of the stunning 186 mile Coast Path Walk around the entire county. The village itself is a popular destination, with many seasonal shops, cafe's and public houses. There are many attractions nearby, including Colby Woodland Gardens and Amroth Castle.

DIRECTIONS

Enter the village of Stepaside from the A477 and enter the village. After going over the flyover take the left hand turn after the block of flats named Cromwell Court. Follow this lane and you will see the turning for Clos Yr Ysgol on your left. The property will be found on the left hand side at the beginning of the cul-de-sac.
What/Three/Words:///engaging.shows.shadowing
See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.