



Floorplans are not to scale and should not be relied upon for measurement etc. Plan produced using Plan Up.

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.

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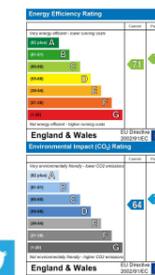


Thelo, 4 Ridgeway Meadow, Saundersfoot, Pembrokeshire, SA69 9LF

- Detached House
- 6 Bedrooms (Including Annexe)
- En-Suite Bathroom In Main House
- Located On Private Cul-De-Sac
- Countryside and Sea Views
- Two Bedroom Annexe
- Double Garage
- Walking Distance To Village And Beach
- Well Presented Throughout
- EPC Rating: C

Offers In Excess Of £500,000

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The Agent that goes the Extra Mile

We Say...

Thelo is an impressive detached house located on an exclusive cul-de-sac, within walking distance of Saundersfoot village and beach. The property is configured as a main residence comprising four bedrooms (one on the ground floor with en-suite bathroom), a lounge, open plan kitchen/diner with walk in larder, WC, shower room and utility room. On the lower floor is a self contained two bedroom annexe with both internal and independent external access, comprising a lounge, open plan kitchen/diner, two double bedrooms, dining area/hallway, shower room and bathroom. The property is equipped with an integral double garage, a further utility room, a gym room with sauna (not included) and separate WC. Externally the property offers a driveway to the front providing ample off road parking, and a patio seating area enjoying a Southern aspect to the rear, leading onto a lawn garden. Countryside and distant sea views can be enjoyed from the garden and living areas in both the main house and the annexe. The property would suit as a family home allowing for independent living in the annexe if required, viewing is highly recommended!



LOCATION

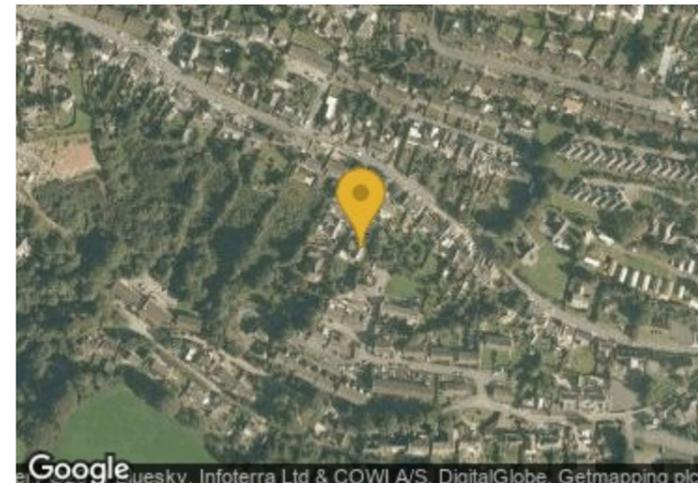
Saundersfoot is a fishing village and popular seaside resort. Located at the foot of a picturesque wooded valley its appeal is due to the superb sandy beaches and the attractive harbour, which provide unrivalled opportunities for water-sports, beach games, fishing and simply messing about in boats.

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 post office.

See our website www.westwalesproperties.co.uk for our own TV Channel with Location Films of the area.



LOCATION AERIAL VIEW



WEST WALES FINEST OFFICE



GENERAL INFORMATION

View: By appointment with the Agents
Services: We have not checked or tested any of the Services or Appliances
Tenure: We are advised freehold
Tax: Band G

Please note that there is important information relating to the property that we need to discuss with you prior to your viewing this property. Please ask our staff for further details.

EJL/ESR/04/18/OK/ESR

DIRECTIONS

From the office in Tenby head out of town towards Saundersfoot. At the New Hedges roundabout take the 2nd exit and follow the road into the village. When in the village enter the one way system and pass the arcade and The Gower Hotel on your left, and then take the left hand turn onto The Ridgeway. Follow this road along for a short distance, past the turning for Westfield Road and then turn left onto Ridgeway Meadows. The property will be found on the left hand side.

- Main House**
- Lounge**
12'9" x 23'2" (3.90m x 7.07m)
- Kitchen/Diner**
12'4" x 26'8" (3.76m x 8.13m)
- Larder**
6'9" x 4'2" (2.07m x 1.28m)
- WC**
4'5" x 6'6" (1.36m x 1.99m)
- Bedroom One**
11'8" x 10'5" (3.56m x 3.18m)
- En-Suite Bathroom**
6'5" x 8'1" (1.97m x 2.47m)
- Shower Room**
5'6" x 9'8" (1.68m x 2.95m)
- Bedroom Two**
12'9" x 14'0" (3.89m x 4.29m)
- Bedroom Three**
13'2" x 14'0" (4.02m x 4.27m)
- Bedroom Four**
9'4" x 15'5" (2.87m x 4.72m)
- Utility Room**
6'9" x 4'2" (2.07m x 1.28m)
- Annexe**
- Entrance Hall**
6'5" x 3'7" (1.97m x 1.11m)

- Kitchen/Diner**
12'8" x 23'2" (3.87m x 7.07m)
- Lounge**
11'11" x 14'11" (3.64m x 4.57m)
- Dining Area**
19'5" x 10'5" (5.93m x 3.18m)
- Bathroom**
10'0" x 6'5" (3.06m x 1.97m)
- Shower Room**
6'5" x 6'4" (1.97m x 1.95m)
- Bedroom One**
10'1" x 11'9" (3.08m x 3.59m)
- Bedroom Two**
11'11" x 11'3" (3.64m x 3.45m)
- Garage**
18'11" x 18'11" (5.78m x 5.77m)
- Gym Room**
14'9" x 17'10" (4.51m x 5.45m)
- WC**
4'7" x 3'1" (1.42m x 0.94m)
- Second Utility Room**
11'10" x 6'9" (3.63m x 2.08m)

Come On In...

From the driveway you enter on ground floor level to the hallway for the main property. The hallway has stairs leading to the first floor and the lower floor/annexe. Doors lead off from the hall to provide access to the lounge, kitchen/diner, bedroom one and WC. The lounge boasts double aspect windows to the South and East, allowing for views over the surrounding countryside and distant sea views. The kitchen/diner has a walk in larder space, space for a dining table and a breakfast bar, and the kitchen holds space for a cooker and two under counter appliances. The kitchen proceeds on to a utility room with laundry shoot, space for washing machine and tumble drier, and a doorway leading through to the integral garage. The first bedroom leads through to an en-suite bathroom, comprising a WC, wash hand basin and bath with overhead shower. On the first floor, there are three further bedrooms set in the roof space with dormer windows, and a separate shower room comprising a shower cubicle, wash hand basin and WC.

In the annexe, there is a separate entrance hall allowing for access through the main property or separately allowing for it to be independent to the main house. The entrance hall leads through to a further hallway which is currently in use as a dining area, or could be used as additional living space. This leads through to a pleasant open plan living/kitchen area, with French doors leading to the patio area at the rear. A separate lounge could serve as a further bedroom if required. There are both a shower room and a bathroom, the bathroom being served with underfloor heating. Finally, two double bedrooms lead off from the hallway/dining area also.

The main house is equipped with a double garage with up and over door to the front, and a staircase leading down to a leisure room which is currently in use as a gym, with a separate WC. This leads through to a further utility area, served by a pulley maid clothes airer.





Step Outside...

The property is accessed along a private road, to a driveway providing off road parking for approximately four cars. The side of the property takes you around to an elevated patio seating area, overlooking a tiered lawn garden separated into two levels. Countryside views can be enjoyed to the rear of the property and to the East you can enjoy distant sea views over Saundersfoot village.

