



## 7 Sun Valley Drive, Saundersfoot, SA69 9BU

£129,000



This first floor apartment is located on the outskirts of Saundersfoot. The property has a rear balcony with a beautiful view overlooking woodlands. Neutrally decorated throughout the property comprises of lounge, kitchen, bathroom and two bedrooms. Sun Valley Drive is a short 5-minute drive to the centre of Saundersfoot with its newly rejuvenated Harbour with array of shops and eateries. The property is also situated on the local bus route. This apartment will be ideal for a first-time buyer or as an investment property.

- **First Floor Apartment**
  - **Rear Balcony**
  - **Allocated Parking**
  - **On Local Bus Route**
  - **Long Lease Term**

- **2 Double Bedrooms**
  - **Woodland Views**
- **Short Drive to Saundersfoot**
- **Quiet Cul-De-Sac Location**
  - **No Onward Chain**

#### Entrance Hall 8'2" x 2'7" (2.5m x 0.8m)

The uPVC front door opens to a carpeted entrance hall with central ceiling light fitting, loft hatch and electric socket.

#### Living Room 16'6" x 10'9" (5.04m x 3.30m)

With sliding doors leading out onto a rear balcony, the lounge is a naturally light and airy room with free-standing electric stove style fan-assisted heater, central ceiling spotlight, 2 wall lights, electric sockets, TV point and BT box. Carpeted flooring with smooth plaster and neutrally painted walls.

#### Kitchen 7'6" x 7'2" (2.30m x 2.20m)

Kitchen features base and wall mounted units with tile splashback and built in dishwasher and extractor fan. Additionally, there is a freestanding Beko electric oven/hob/grill and freestanding fridge/freezer. Room also features ceiling spotlights, vinyl flooring, electric fuse box, electrical sockets, smooth plaster, and painted walls. Double glazed uPVC window to the front with farmland views beyond.

#### Bathroom

With tiled walls and vinyl flooring, the bathroom features; pedestal hand wash basin, wall mounted illuminated mirror, WC, bath with glass shower screen and electric shower overhead. Obscured glass, uPVC double glazed window to the front of property.

#### Bedroom 1 10'5" x 8'2" (3.20m x 2.50m)

Bedroom 1 has a uPVC double glazed window to the rear with woodland views, wall-mounted electric heater, built in wardrobe space, central ceiling light fitting and electric sockets.

#### Bedroom 2 9'6" x 8'2" (2.90m x 2.50m)

Bedroom 2 has a uPVC double glazed window to the front with farmland views beyond, wall-mounted electric heater, built in wardrobe space, central ceiling light fitting and electric sockets.

#### Externally

To the front concrete steps with metal handrails on either side lead up to the front door. To the rear is a balcony with woodland views. Apartments 7 & 5 have a shared rear garden with fencing to the two sides and open to the woodland at the rear. The garden is laid to lawn. Apartment 7 has an allocated parking space to the side of the property.

#### Please Note

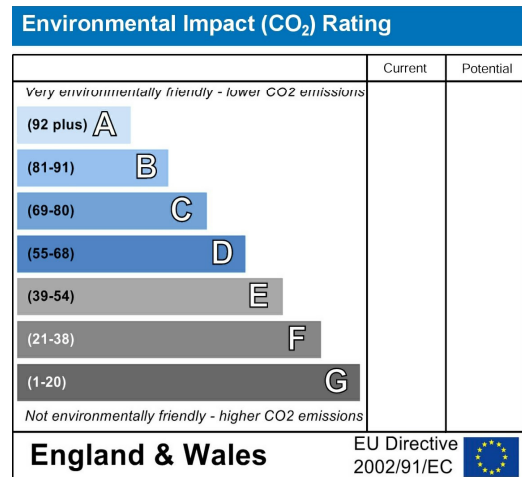
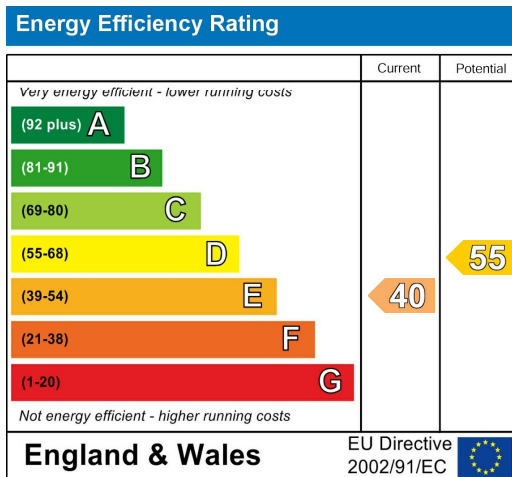
The property is owned on a leasehold basis, with a 999 year lease term from 1973.

No set service charge. Maintenance payments agreed and instructed between owners. Individuals insure their own property.

Commercial holiday letting allowed. Pets allowed with Freeholder consent.

The Pembrokeshire County Council Tax Band for the property is B. Approximately £1,287.61 for 2023/24.

We are advised that mains electric, water and drainage is connected to the property.



Head out of Tenby on the A478 into Wooden and take the right-hand turn into Valley Road. After approximately half a mile, Sun Valley Drive is located on the right-hand side. Drive into the Cul de Sac, and No7 is straight ahead of you as you enter.





GROUND FLOOR  
527 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA : 527 sq.ft. (49.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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