Approx Gross Internal Area
81 sq m / 874 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 Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'E'
HEATING: Gas

ref: AJL/LLE/MAR/24
TAKEONOK/27/03/24/LLE

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

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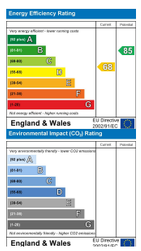






1 High Grove, Twycross, Saundersfoot, Pembrokeshire, SA69 9DQ

- Sale by Modern Method of Auction
- Three Bedrooms
- Two Conservatories
- Sought After Village Location
- Gas Central Heating
- Detached Bungalow
- Shower Room
- Driveway Parking With Double Garage
- Ideal Investment
- EPC Rating: D



Guide Price £225,000

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The Agent that goes the Extra Mile












This detached bungalow is situated on the sought after cul-de-sac of High Grove, in the popular area of Twycross, just outside the village of New Hedges. Conveniently located just a short drive from the harbour village of Saundersfoot; with all its amenities and sandy beaches, the property is also on a local bus route. The property would make an ideal family home, holiday home or even a great investment. The accommodation comprises of; entrance porch, living room with sliding doors opening into a conservatory which overlooks the garden, kitchen, shower room with walk in shower, and three bedrooms, one of which is currently utilised as a second reception room with an additional conservatory. The property is fitted with UPVC double glazing and has gas central heating.

Externally, to property benefits from driveway parking for two cars and a detached garage. A paved pathway flows around the whole property with the majority of the garden to the right. The garden comprises of a paved patio area with a veranda which provides space for outside seating, ideal for those summer evenings. Steps lead up to another paved area which is bordered by a variety of plants, trees and shrubs.

***** For Sale by Modern Method of Auction *****

Viewing is highly recommended to appreciate all the property has to offer!

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. Just a short drive away are the famous seaside resorts of Tenby and Saundersfoot with all the amenities that they have to offer. Tenby is a popular seaside resort with many shops, restaurants, amenities and its famous championship golf course. The beautiful coast and countryside of the Pembrokeshire Coast National Park provide further leisure and tourism opportunities, with many more sandy beaches within easy driving distance.

For further information on the auction process please use link below (TBC)



DIRECTIONS

Leaving the Tenby office head north-west on St Julian's St/Tudor Square towards Church St. Continue onto High St and at the roundabout continue straight onto The Norton/A478. Continue to follow A478 and at the roundabout, take the 2nd exit onto Narberth Rd/A478. After 0.9 miles take a right into New Hedges. Continue through New Hedges and then take a left onto Oak Grove and then left on Highgrove. The property will be on the right hand side. What/Three/Words:///recur.armed.plausible

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