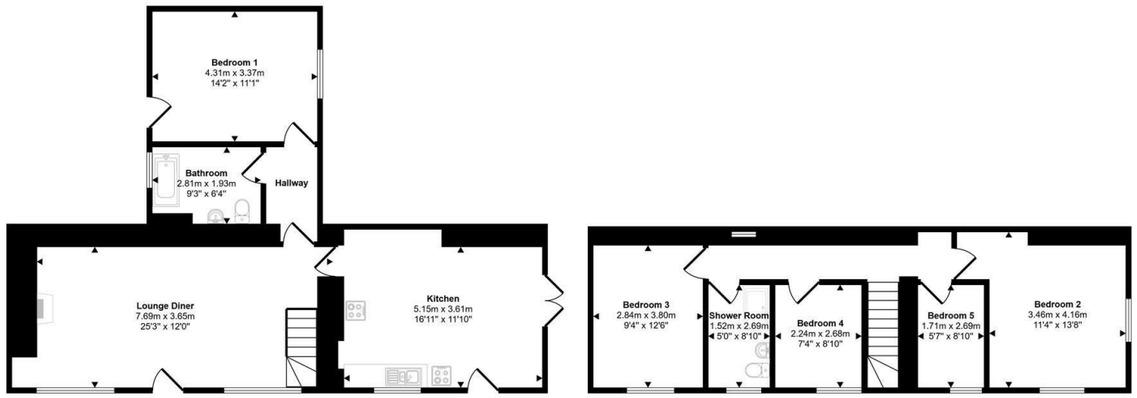
Approx Gross Internal Area
136 sq m / 1468 sq ft



Ground Floor
Approx 81 sq m / 867 sq ft

First Floor
Approx 56 sq m / 601 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: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Drainage, Mains Electric, Mains Water, Mains Gas
HEATING: Gas
TAX: F

We would respectfully ask you to call our office before you view this property internally or externally

ADD/ESL/02/25

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

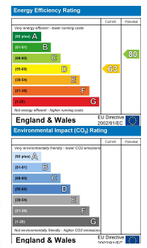
Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk
TELEPHONE: 01834 845584

01834 845584
www.westwalesproperties.co.uk



Rose Cottage Sandyhill Road, Saundersfoot, Pembrokeshire, SA69 9HN

- Detached Cottage
- Downstairs Bedroom And Bathroom
- Inglenook Fireplace And Range
- Coastal Village Location
- Gas Central Heating
- Four Bedrooms
- Character And Original Charm
- Driveway Parking
- Gardens To Front And Side, Patio To Rear
- EPC Rating: D



Price £425,000

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

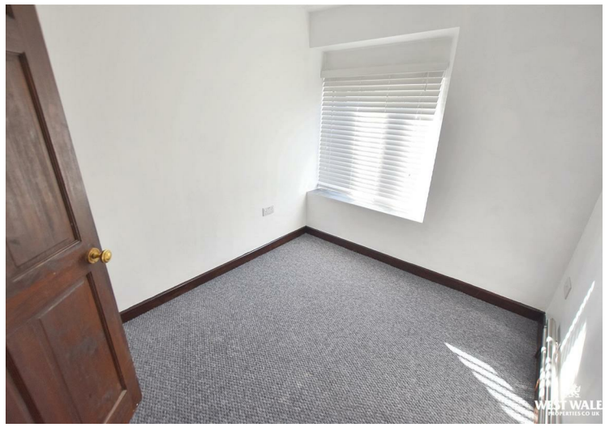
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EMAIL: tenby@westwalesproperties.co.uk TELEPHONE: 01834 845584

The Agent that goes the Extra Mile







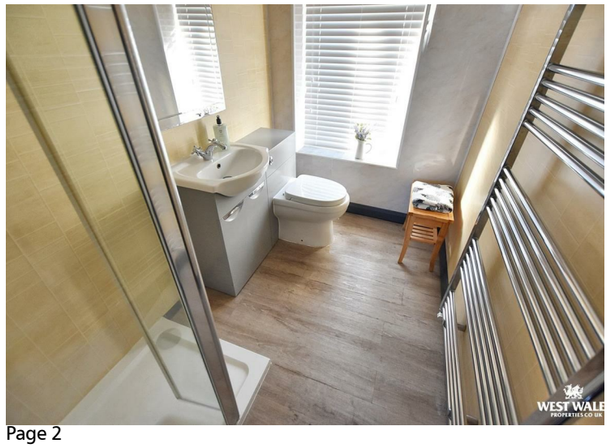














Rose Cottage is a charming detached cottage located in the sought after coastal village of Saundersfoot, close to the quaint harbour and white sandy beach. Built circa 1800, the property retains many original features whilst incorporating the modern comforts of updated bathroom suites, double glazing and gas central heating. Suitable as a family home, second home/holiday let and even offers the potential for an annexe, this property must be viewed in order to fully appreciate!

The accommodation comprises; an open plan lounge/diner, with inglenook fireplace fitted with a log burning stove, and features exposed beams. The kitchen/breakfast room has a solid fuel Ray Burn and patio doors leading through to the garden. Downstairs also provides a family bathroom and a double bedroom. The bedroom is ideal for a family looking for a multi-generation property, as it has potential to become a granny annex. The first floor accommodates four bedrooms and a family shower room. Offering versatile throughout, bedroom five could also be utilised as a study, dressing room, or even has potential to become an en-suite for bedroom two.

Externally, a whitewashed boundary wall surrounding a cottage garden to the front, giving immediate curb appeal! To the side is a lawned garden with feature fish pond overlooked by a patio seating area beneath a wooden pergola. At the rear of the property there is a further patio area with garden shed. A driveway to the side provides off road parking.

Saundersfoot, is a fishing village and popular seaside resort, with superb sandy beaches and a picturesque harbour. The village centre boasts a wide array of shops, restaurants and pubs. The harbour provides unrivalled opportunities for water sports, beach games, and fishing. Saundersfoot also provides easy access to Wisemans Bridge where the beach is the starting point of the 186 mile Pembrokeshire Coastal Path. Just a short drive away is the seaside resort of Tenby with its award winning beaches.



DIRECTIONS

From our Tenby office, proceed out of the town towards New Hedges roundabout and take the right hand exit towards Saundersfoot. Proceed down the hill towards the village and take the left hand turn onto Sandyhill Road, where you will find Rose Cottage on the right-hand side. What3Words: rejoins.newer.tweezers

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