Approx Gross Internal Area
181 sq m / 1943 sq ft



Ground Floor
Approx 61 sq m / 657 sq ft

First Floor
Approx 64 sq m / 688 sq ft

Second Floor
Approx 56 sq m / 598 sq ft

Denotes head height below 1.5m

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 Electric, Mains Water, Mains Drainage, Mains Gas
HEATING: Gas
TAX: Band F

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

IRK/ESL/11/25/DRAFT

FACEBOOK & TWITTER
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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.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

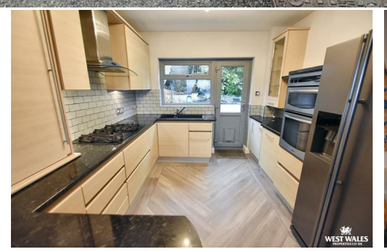
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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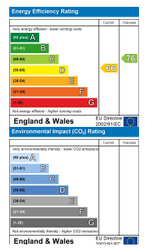






17 Lawnswood, Saundersfoot, SA69 9HX

- **Detached House**
- **Contemporary Style**
- **No Onward Chain**
- **Spectacular Coastal Views**
- **Master Bedroom With En-Suite Shower Room**
- **Set Over 3 Levels With An Upside Down Design**
- **Off Road Parking And Garage**
- **Tiered Garden To Rear**
- **Three Double Bedrooms**
- **EPC Rating: D**



£425,000

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The Agent that goes the Extra Mile





















Welcome to 17 Lawnswood. This contemporary family home is located in a sought after residential street within walking distance of Saundersfoot village centre. The property is being sold with the appeal of no onward chain, making it an exciting proposition for anyone looking to purchase in this quaint fishing village.

Set over three levels with a welcoming hallway, the property is designed with an 'upside down' layout to ensure that the living areas can take advantage of the fantastic views of the village, beach and Carmarthen Bay beyond. The layout comprises of a ground floor master bedroom served by en en-suite shower room, and a utility room on the ground floor. On the first floor there is a living room with French doors to the garden, a kitchen/diner fitted with integral appliances and a feature bay window to the front, and a family bathroom. The second floor has two further double bedrooms with fitted storage, and a further family bathroom. The property is decorated in contemporary tones and is served by gas central heating and double glazing.

Externally, a driveway to the front provides off road parking for two cars and access to the adjoining garage. At the rear, there is an Astroturf garden area from the living accommodation on the first floor, progressing on to a tiered garden with a pathway leading up to a further Astroturf platform, where the spectacular views can be enjoyed.

This is an enviable family home in a convenient location. A must see!

Saundersfoot is a picturesque harbour village which is bustling with independent businesses and restaurants/bars. The beach forms part of Pembrokeshire's 186 mile coastal path. Tenby is approximately 3 miles of the South, and there is easy access to the A477 trunk road leading to the M4.







DIRECTIONS

Leaving the Tenby office, Follow the A478 out of town in the direction of New Hedges. At the roundabout take the first exit and then turn right onto Sandyhill Road. Continue on road for approx 0.7 miles and then take a sharp left hand turn onto Ragged Staff. Take a left onto Lawnswood and follow the road. The property will be located on the left hand side. What/Three/Words:///storming.nuance.reply

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