



8 Guy's Maisonettes, Saundersfoot OFFERS IN REGION OF £149,950

- **2 Bedroom Apartment**
- **Well Presented Throughout**
- **Allocated Parking & Garage**
- **Short Distance From Village Centre**
- **Communal Garden**
- **Double Glazing**
- **Lovely Countryside Views**
- **Ideal First House or Holiday Home**
- **EER - C**

THE PROPERTY

This well presented first floor apartment enjoys beautiful views over the Ridgeway, and is within a short walk of Saundersfoot village centre where the beaches, cafes, shops and harbour are situated. The accommodation comprises Entrance Hall, Cloakroom, Lounge, Kitchen, and two Bedrooms, one with en-suite shower room and one with shower cubicle. The property benefits from uPVC double glazing and night storage heating throughout. To the front there is one allocated parking space on a private road and a separate garage. To the rear, a large communal garden which is mostly laid to lawn. The current owner has refurbished the property to a high standard, insulating the loft, floor and internal walls. This would make an ideal first house or holiday home and viewing is highly recommended.

ENTRANCE HALL

Enter through uPVC front door at ground level. Stairs to first floor with two frosted glass windows above allowing natural light from the accommodation above. Doors to all rooms and built in cupboard. Window to side. Loft hatch.



LOUNGE

14' 05" x 13' 10" (4.39m x 4.22m)

Large window to front allowing lots of natural light and giving lovely views over the Ridgeway and Saundersfoot village. Down lights.



REVERSE VIEW



KITCHEN/BREAKFAST ROOM

9' 10" x 6' 10" (3m x 2.08m)

Window to rear overlooking the communal garden. Range of wall and base units with matching worktop extending to a breakfast bar. Inset 1.5 sink and drainer with mixer tap over. Integral ceramic induction hob with extractor fan over. Space and connection for upright fridge freezer and washing machine. Water resistant cladding to walls and ceilings.



BEDROOM 1

9' 10" x 9' 00" (3m x 2.74m)

Window to rear. Range of built in wardrobes and cupboards. Door to en-suite shower room.



ENSUITE

Frosted glass window to rear. Double shower enclosure and vanity sink unit with illuminated mirror over. Water resistant cladding to wall and ceiling.



BEDROOM 2

14' 00" x 9' 00" (4.27m x 2.74m)

Window to front with lovely countryside views. Door to en-suite shower enclosure with electric shower. Previously used as a dining room.



CLOAKROOM

Separate WC accessed from entrance hall. Furnished with WC and wash hand basin. Frosted glass window to side. Water resistant cladding to walls and ceiling.

EXTERNALLY

Situated on a private road, the property benefits from allocated on street parking and a separate garage to the front. To the rear there is a well kept communal garden which is mostly laid to lawn, and a garden shed to the side.



PROPERTY TENURE

Maintenance charge is £20 per month.

No ground rent.

No HOLIDAY LETS but can be long term let for 6 months or more.

No pets allowed.

Leasehold 900 years plus share 1/8th freehold.

DIRECTIONS

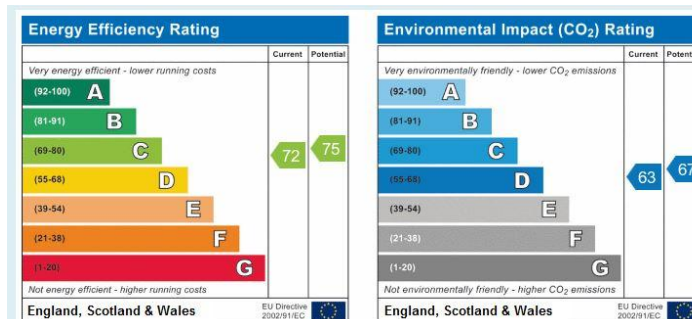
From Tenby travel on the A478 to the roundabout at New Hedges and proceed straight across. After a few hundred yards turn right into Sandyhill Road and continue into Saundersfoot village. Passing the Amusement Arcade on the left, proceed up Milford Terrace turning left at the crossroads onto the Ridgeway. Guy's Maisonettes will be found after approximately 300 yards on the right hand side.

FLOOR PLAN



For illustrative purposes only, not to scale.

ENERGY PERFORMANCE GRAPHS



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