



**14 Westfield Court, Saundersfoot
OFFERS IN REGION OF £150,000**

- **Spacious First Floor Flat**
- **Two Double Bedrooms**
- **Off Road Parking & Shared Balcony**
- **Approx 1/3 Mile To Village Centre & Beaches**
- **Gas Central Heating & Double Glazing**
- **Beautifully Presented Throughout**
- **Ideal First Purchase Or Bolt Hole**
- **EER - C**

THE PROPERTY

This spacious apartment is located in a quiet residential area approximately a third of a mile from Saundersfoot village centre, the beaches and pretty harbour. Situated on the first floor, the beautifully presented accommodation comprises Entrance Hall, Lounge/Dining Room, Kitchen, Two Double Bedrooms, Bathroom and separate WC. There are also two generous storage cupboards within the flat and two further cupboards and shared balcony accessed from the shared hall. The property has been updated by the current owner to a very high specification with contemporary features such as designer upright radiators, solid oak doors and engineered oak flooring, it also benefits from gas fired central heating, off road parking and communal grounds. Saundersfoot is one of South Pembrokeshire's most popular seaside resorts and offers a variety of attractions and amenities.

AGENT'S NOTE

Commercial holiday letting is not permitted at Westfield Court

ENTRANCE HALL

Enter through composite door to Hall. Large built-in cupboard. Doors to all rooms. Engineered oak flooring.

LOUNGE/DINING ROOM

17' 1" x 12' 11" (5.21m x 3.94m)

A generous size room. Large window to front with rural outlook. Electric flame effect fire with oak beam mantel and surround. Ample space for lounge suite and dining table and chairs. Engineered oak flooring.



KITCHEN

12' 6" x 7' 6" (3.81m x 2.29m)

Window to rear with woodland views. Fitted with a range of base and wall units with matching worktop. Inset 1.5 stainless steel sink and drainer. Integral electric oven and four ring electric hob with extractor hood over. Integral dishwasher. Space and connection for upright fridge freezer and washing machine. Walk-in pantry cupboard with built in shelving housing Worcester gas fired combination boiler. Engineered oak flooring.



WC

Separate WC. Frosted window to rear. Part tiled walls. Vinyl flooring.



BATHROOM

Frosted window to rear. Fitted with matching suite comprising panelled bath with electric shower over and pedestal wash hand basin. Part tiled walls. Vinyl flooring. Heated towel rail.



BEDROOM ONE

12' 11" x 9' 7" (3.94m x 2.92m)

A generous size double bedroom with window to front.



BEDROOM TWO

11' 10" x 10' 5" (3.61m x 3.18m)

Second good size double/twin bedroom with window to rear.



EXTERNALLY

The shared hall on the first floor gives access to two walk-in cupboards, ideal for additional storage. There is also a shared balcony facing the rear of the property (shared with one other flat). There are parking facilities to the front and rear and communal grounds. The flat is situated in a good location for a level walk to the village.



PROPERTY TENURE

We understand the property to be Leasehold with 125 year Lease from 14th June 1998.

Ground Rent £10 per annum.

Service Charge is around £20 per month.

Council Tax Band B

DIRECTIONS

From Tenby follow the A478 north. At the New Hedges roundabout turn right to Saundersfoot and proceed down the hill into the village. Follow the one way system and turn left onto the Ridgeway. Take the first left onto Westfield Road, follow the road for approximately a quarter of a mile and the property will be found on the right hand side.

FLOOR PLAN



ENERGY PERFORMANCE GRAPHS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 c	78 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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