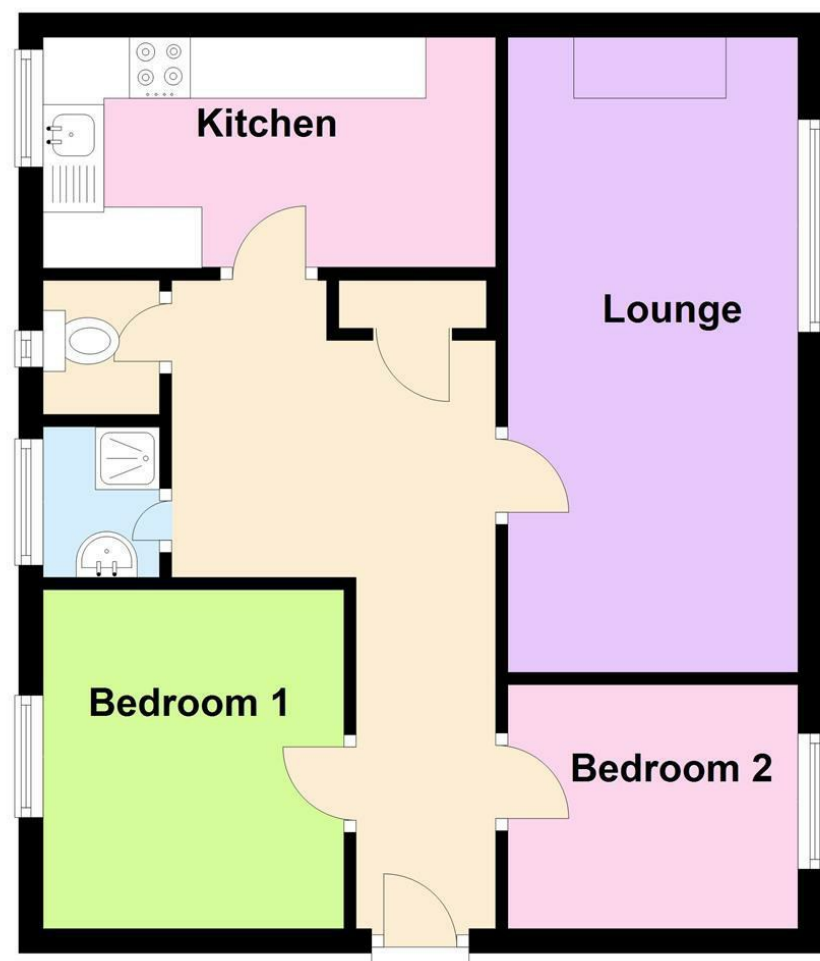


## Ground Floor



Floorplans are not to scale and should not be relied upon for measurements etc. Plan produced using PlanUp.

View: By appointment with the Agents

Services: We have not checked or tested any of the Services or Appliances

Tenure: Leasehold - 125 years from 07/11/1983 Ground Rent - £10 Service charge: £20 per month (as advised 9.6.2020)

We are advised Tax: Band B

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

HQ/NNC/20/19/OK/ESR

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.

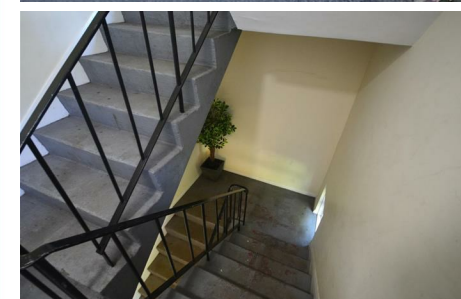
**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London**

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70

7AJ

EMAIL: tenby@westwalesproperties.co.uk

TELEPHONE: 01834 845584

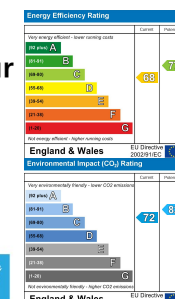


## 13 Westfield Court, Saundersfoot, Pembrokeshire, SA69 9JR

- 2 Bedroom Flat
- D/G Windows
- Edge Of Saundersfoot Village
- Great Investment
- Beach In The Village
- Communal Courtyard & Parking
- Gas C/H
- Shared Balcony with Next Door Neighbour
- Leasehold Property
- EPC Rating C

**Offers In Excess Of £110,000**

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



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**The Agent that goes the Extra Mile**





A two-bedroom first floor flat set on a no through road within walking distance to the town and close to the amenities. The flat comprises lounge, kitchen, two bedrooms both with fitted wardrobes, a shower room, and WC. The property is accessed through a communal entrance. Externally the property provides communal courtyard to the rear with communal parking. The Property is served by UPVC double glazing and gas central heating. This would make an excellent investment or first time buy.

Saundersfoot is a picturesque fishing village and popular seaside resort. Situated at the foot of a wooded valley, its superb sandy beaches and attractive harbour provide unrivalled opportunities for water sports, beach games, fishing and simply messing about in boats. Saundersfoot benefits from a variety of shops, a post office, restaurants, cafes, public houses, sports and social club and a community centre. Just a short drive away, the bustling seaside resort Tenby provides further opportunities for shopping and relaxation. Saundersfoot also provides easy access to the beaches at Wisemans Bridge and Amroth with nearby Colby Woodland Gardens, owned by The National Trust. The 186 mile Pembrokeshire Coast Path starts at Amroth, on the Carmarthenshire border.

**Bedroom 1**

11'10" x 10'6" (3.610m x 3.214m)

**Bedroom 2**

12'10" x 9'8" (3.925m x 2.957m)

**Kitchen**

7'6" x 12'5" (2.297m x 3.796m)

**Lounge**

17'1" x 12'11" (5.212m x 3.945m)

**Shower Room**

5'6" x 5'3" (1.684m x 1.602m)

**WC**

5'6" x 2'9" (1.691m x 0.861m)



**DIRECTIONS**

Leaving the Tenby office follow the A478 towards the New Hedges roundabout. Turn off for Saundersfoot. Head towards village and go past the arcade on your left. At the top of the hill turn left on to the Ridgeway. Take the first left by Wesley Chapel, then follow the road down, where you will reach the end of the road. The property is on the right-hand side.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.