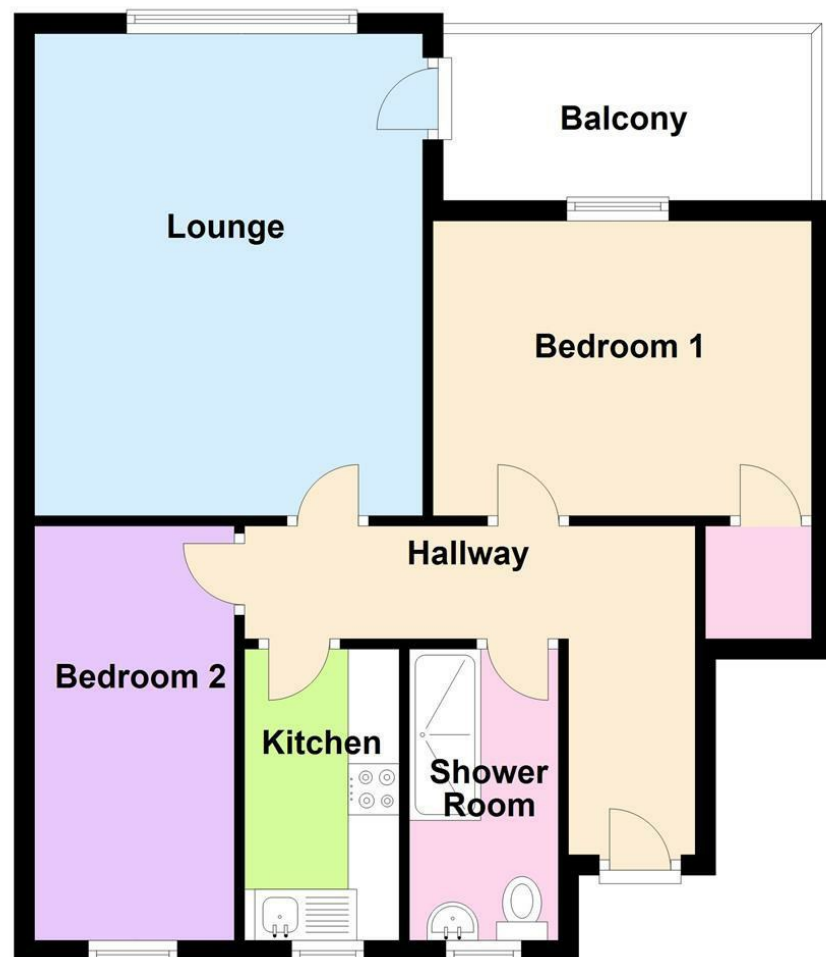


Ground Floor



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: We are advised leasehold
Tax: Band C

AGENTS NOTE: We have not seen or been provided with any planning consents or building regulations should they be necessary.

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

HC/ESR/08/19/DRAFT: These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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

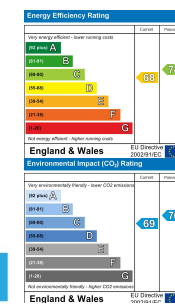


1 Monkstone Court, Saundersfoot, Pembrokeshire, SA69 9NS

- Ground Floor Flat
- Very Well Presented
- Off Road Parking
- Walking Distance To Village And Beach
- Excellent Investment
- Two Bedrooms
- Well Presented Gardens
- Large Garage
- Modern Kitchen And Shower Room
- EPC Rating: D

Offers In Excess Of £150,000

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The Agent that goes the Extra Mile



A very well presented ground floor apartment located within walking distance of Saundersfoot village. The layout of the property briefly comprises: entrance hall, lounge, kitchen, shower room and two bedrooms. Externally the property offers communal gardens to three sides with an elevated decked seating area leading off from the lounge. To the front is a car park providing off road parking for residents, and access to a single car port/garage which would be ideal for additional parking or work space. The property benefits from modern kitchen and bathroom suites, UPVC double glazing and gas central heating. This would be an excellent investment or first time buy. Viewing is highly recommended!

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.

Lounge
15'5" x 12'5" (4.72m x 3.81m)

Kitchen
9'3" x 4'9" (2.83m x 1.46m)

Bedroom One
9'5" x 12'3" (2.89m x 3.74m)

Bedroom Two
6'6" x 12'8" (1.99m x 3.88m)

Shower Room
9'4" x 4'9" (2.85m x 1.45m)

Garage
20'11" x 10'4" (6.39m x 3.15m)



DIRECTIONS

Leaving the Tenby office to follow the A478 to New Hedges roundabout. Take the 2nd exit signposted for Saundersfoot. Continue on the road down the hill and through the woods towards the village. Before you reach St Brides Hill take the right hand town down a lane and you will see Monkstone Court on the left-hand side.

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