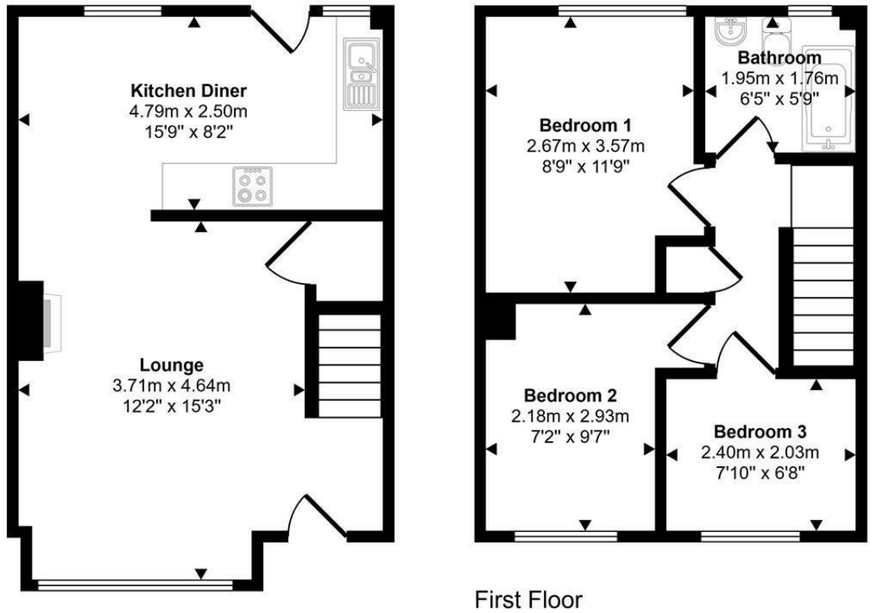
Approx Gross Internal Area
65 sq m / 701 sq ft



Ground Floor
Approx 33 sq m / 360 sq ft

First Floor
Approx 32 sq m / 341 sq ft

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 C

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

ADD/ESL/01/26/

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,

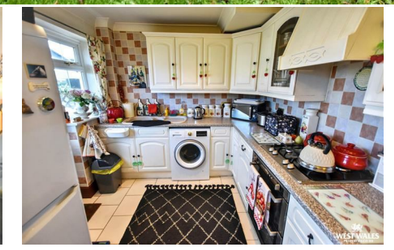
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Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk
TELEPHONE: 01834 845584

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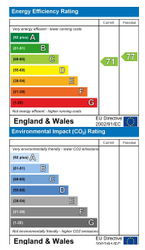






2 Saunders Road, Sageston, Tenby, Pembrokeshire, SA70 8TA

- For Sale by Modern Method of Auction
- Popular Residential Area
- Open Plan Living Space
- Gas Central Heating
- Front And Rear Gardens
- Mid Terraced House
- Close To School, Pub And Castle
- Garage
- Double Glazing
- EPC Rating: C



Guide Price £145,000

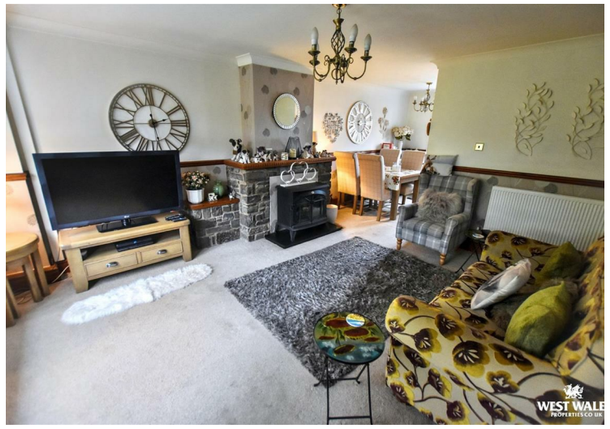
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The Property Ombudsman

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The Agent that goes the Extra Mile

Celebrating 30 Years of Business

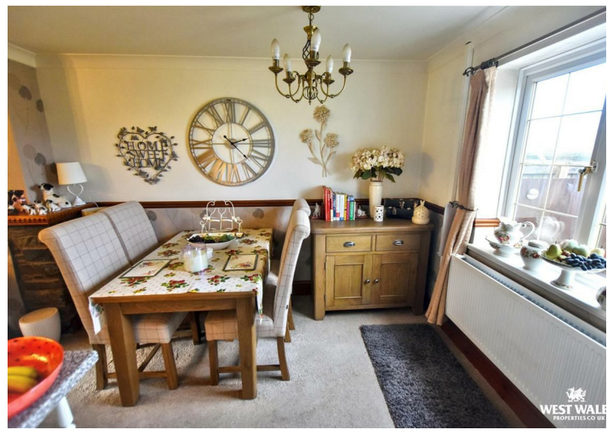






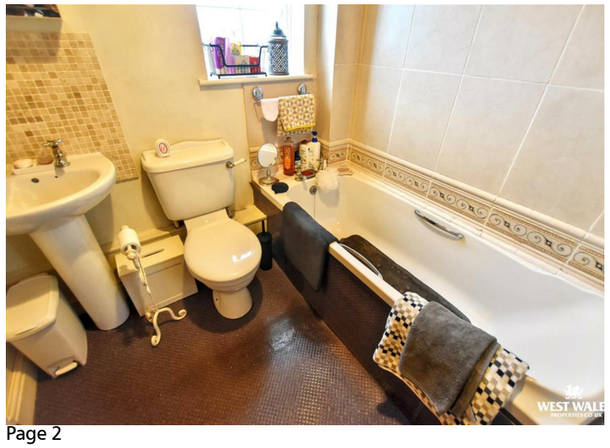














Located in the popular residential area of Saunders Road is this lovely mid - terraced house which sits adjacent to neighbouring properties accessed only by a footpath to the front. This area is in the heart of Sageston village and is within walking distance of the village school, pub and historic Carew Castle.

The layout of the property briefly comprises of an open plan living room with dining area and kitchen. On the first floor the landing leads through to three bedrooms and a family bathroom. The property is served by double glazing and gas central heating, and is in a good decorative order throughout.

Externally, the property is accessed by a rear lane giving access to the garage. A pedestrian gate leads to a low maintenance courtyard area. To the front of the property is a pretty lawned garden which has boundary fencing/hedgerows and a pedestrian gate leading to a footpath at the front.

This is the perfect home for a young family or would make a fantastic addition to any investment portfolio. Viewing is highly recommended!

Sageston and Carew are popular for its magnificent castle, Celtic Cross and tidal mill. It is a popular destination for both visitors and locals alike. Nearby local amenities include: convenience store, public house, primary school, church and playing field with park. The property is located between Tenby/Saundersfoot and Pembroke/Pembroke Dock, where most everyday amenities are available.

For further information on the auction process please use link below (TBC)

For Sale by Modern Method of Auction*



DIRECTIONS

From our Tenby Office exit the town via the one-way system which will bring you to the green. Turn left on to Marsh Road and turn right at the leisure centre on to the B4318 heading towards Pembroke. At the roundabout take the 2nd exit sign posted Sageston following the road through the village. Pass the school on your left hand side and continue along the road, turning left into Bartletts Well Road. Take the 2nd turning on the left into Sunders Road, where you will find number 2 on the right-hand side. What3Words:///deflated.rectangular.hound

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