



2 Ocean Point, Saundersfoot SA69 9LQ

Offers in the region of £395,000

**Detached 3 Bed Bungalow
Sought After Village Location
Walk To Beach, Harbour And Shops
Ample Parking Plus Garage
Early Viewing Recommended**

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We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

JB/WJ/79654/250121

DESCRIPTION

*****SOUGHT AFTER
LOCATION IN POPULAR
COASTAL VILLAGE*****

An opportunity to purchase a spacious, detached bungalow in the desirable Ocean Point development within easy walking distance to the pretty seaside village of Saundersfoot. This well presented property offers gas fired central heating system, double-glazing together with large lounge leading to kitchen opening up into the large conservatory, 3 bedrooms, master en-suite, family bathroom and utility room together with an attached garage. Externally there are well maintained gardens and ample off-road parking. Saundersfoot is within easy walking distance and affords a picturesque harbour with superb beaches. Facilities include a primary school, doctors surgery and a range of local shops, restaurants and public houses. This extremely well presented bungalow would make an ideal family/ investment property. Early viewing is highly recommended.

ENTRANCE PORCH

Paved ramp leads up to the double glazed door to front, tiled floor, double glazed door leading into;

ENTRANCE HALL

Timber laminate flooring, 2 ceiling lights, radiator, 2 storage cupboards, airing cupboard, doors to;

LOUNGE

25'9 x 16'8 (7.85m x 5.08m)
A large spacious room, timber laminate flooring, 2 ceiling lights, 2 radiators, coved ceiling, 2 double glazed windows to front, feature fireplace with coal effect gas fire, door to;

KITCHEN

12'11 x 9'8 (3.94m x 2.95m)
Tiled flooring, coved ceiling, inset ceiling lights, radiator, fitted with a range of wall and base units with worktop over, 5

ring Neff electric hob with stainless steel extractor over, double electric oven, part tiled walls, opening into;

CONSERVATORY

16'8 x 8'11 (5.08m x 2.72m)
Tiled flooring, pitched polycarbonate roof, double glazed windows overlook the rear garden, radiator, ceiling light, base units with stainless steel sink and drainer unit, double glazed patio doors leading to the rear garden, further double glazed door to;

UTILITY

7'1 x 6'11 (2.16m x 2.11m)
Tiled flooring, coved ceiling, ceiling light, radiator, fitted with a range of wall and base units with worktop over, stainless steel sink and drainer unit, Valiant gas fired boiler, part tiled walls, door back to inner hallway.

BEDROOM 1

13' x 10'4 (3.96m x 3.15m)
Fitted carpet, ceiling light, radiator, double glazed window to rear garden, range of fitted wardrobes along one wall, door leads through to;

EN-SUITE BATHROOM

7'6 x 7' (2.29m x 2.13m)
Tiled flooring, coved ceiling, inset ceiling lights, heated towel rail, obscure double glazed window to side, white suite comprising panel bath with shower over, low level WC, pedestal wash hand basin, tiled walls.

BEDROOM 2

11' x 9'5 (3.35m x 2.87m)
Fitted carpet, ceiling light, coved ceiling, radiator, double glazed window overlooks the rear garden, fitted wardrobes.

BEDROOM 3

9'9 x 9' (2.97m x 2.74m)
Fitted carpet, coved ceiling, ceiling light, radiator, double glazed window to looks into conservatory.

BATHROOM

10'4 x 6'4 (3.15m x 1.93m)
Tiled flooring, inset ceiling light, coved ceiling, heated towel rail, obscure double glazed window to side, white suite comprising

panel bath, separate shower cubicle, low level WC, pedestal wash hand basin, tiled walls.

GARAGE

20' x 9'11 (6.10m x 3.02m)
With electric door, striplight, access to loft space, obscure double glazed window to side.

EXTERNALLY

To the front of the property is off road parking for 4 vehicles and small wall boundary. Access to both sides to the rear of the property is a level lawned area with hedge and fence boundaries, **TIMBER SHED**. There is a side strip of landscaped garden which also belongs to the property, for further information contact the selling agent.

SERVICES

Mains services are connected to the property.

VIEWING

By appointment with the selling Agents on 01834 842 859 or e-mail tenby@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter @JohnFrancisTen or on facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

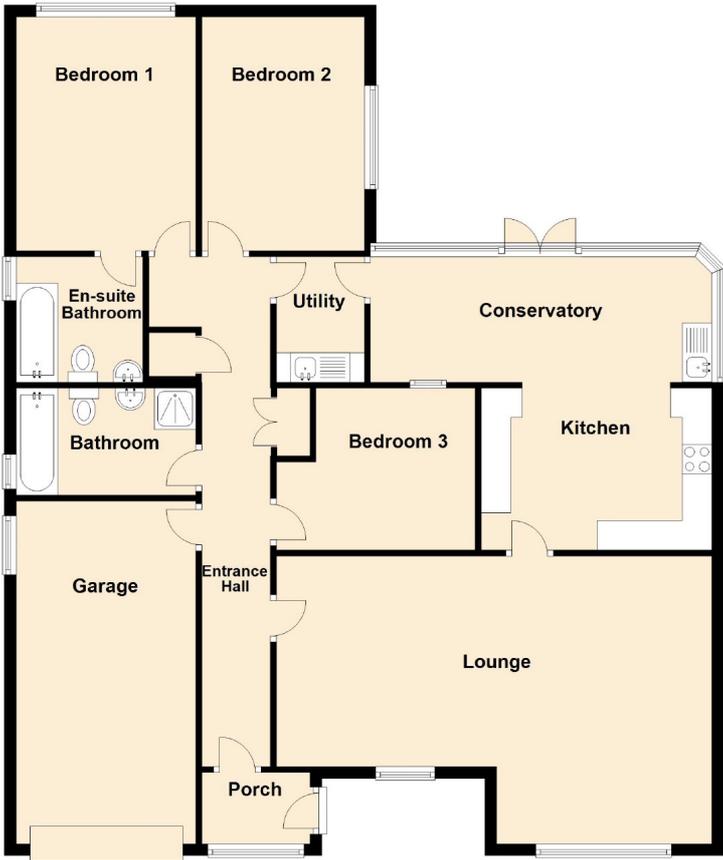
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

On entering Saundersfoot from Tenby, join the one way system and turn left onto The Ridgeway. Continue for approx half a mile and the turning for Ocean Point is on the left hand side, turn into Ocean Point and the bungalow can be located at the top of the cul-de-sac on the right.

Ground Floor

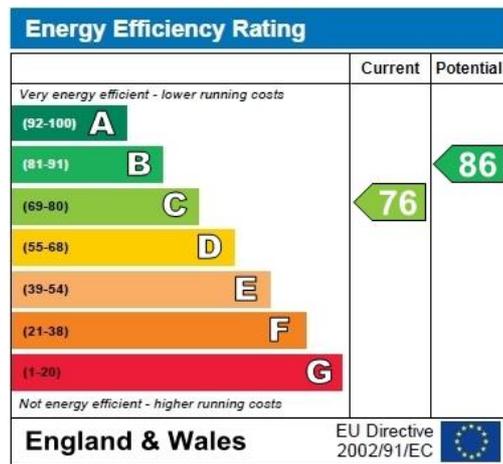


Measurements are approximate.
Plan produced using PlanUp.

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**John.
Francis**