

Terry Thomas & Co

ESTATE AGENTS



1 Ocean Point

Saundersfoot, SA69 9LQ

Ocean Point is located approximately half a mile from the charming village of Saundersfoot, one of Pembrokeshire's most sought-after seaside destinations. The village is renowned for its unique atmosphere, featuring a working harbour that accommodates both fishing and pleasure boats, as well as beautiful golden sandy beaches that are perfect for leisurely strolls or family outings. This charming two-bedroom detached house offers a perfect blend of comfort and elegance. With its ideal position, the property boasts breath-taking views over the valley and the bay, making it a truly delightful retreat.

Inside, you will find well-appointed accommodation that is both spacious and inviting, ideal for modern living. This house not only offers a wonderful living space but also the opportunity to enjoy the vibrant community and stunning natural surroundings that Saundersfoot has to offer. Whether you are looking for a permanent residence or a holiday home, this property is sure to impress.

Offers in the region of £265,000

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Saundersfoot, SA69 9LQ



Entrance

This charming two-bedroom detached house is ideally situated in the highly sought-after Ocean Point development, just off The Ridgeway in Saundersfoot. Boasting breath-taking views over the valley and bay, the property is constructed to a high standard and offers a comfortable living space. To the front of the property is a lawned garden enclosed by white rendered walls. To the rear you will find an enclosed courtyard garden with a block paved driveway providing off road parking for two cars. uPVC double glazing and gas fired central heating throughout. Inside the front Porch and through a glazed uPVC door. Window to side. Double doors to large closet with hanging rail. Glazed timber door to the Lounge.

Lounge

5.18m x 4.93m (17'0" x 16'2") Bright and airy lounge with Patio doors leading out to the rear garden. Window to the side. Wood effect flooring. Open plan staircase leading to the first floor with wrought iron feature spindles.

Kitchen/Dining Room

4.67m x 2.84m (15'4" x 9'4") The kitchen is fitted with a range of wall and base units, with work surface incorporating a stainless steel sink with a mixer tap is positioned beneath a window. Integrated appliances include an Electric Oven. Four-ring electric Hob with Extractor Hood over. Space and plumbing for dishwasher, Washing Machine and upright combination boiler is discreetly housed within a cupboard. A glazed uPVC door provides convenient access to the enclosed courtyard garden and off-road parking area.

Cloakroom

Fitted with matching suite comprising WC and wash hand basin.

Landing

Velux window to front. Double doors to built in airing cupboard. Doors to Bedrooms 1 and 2 and Bathroom.

Bedroom 1

3.12m x 2.21m (10'3" x 7'3") A good sized Double Bedroom with a Velux window to the front, and a window to rear enjoying lovely views.

Bedroom 2

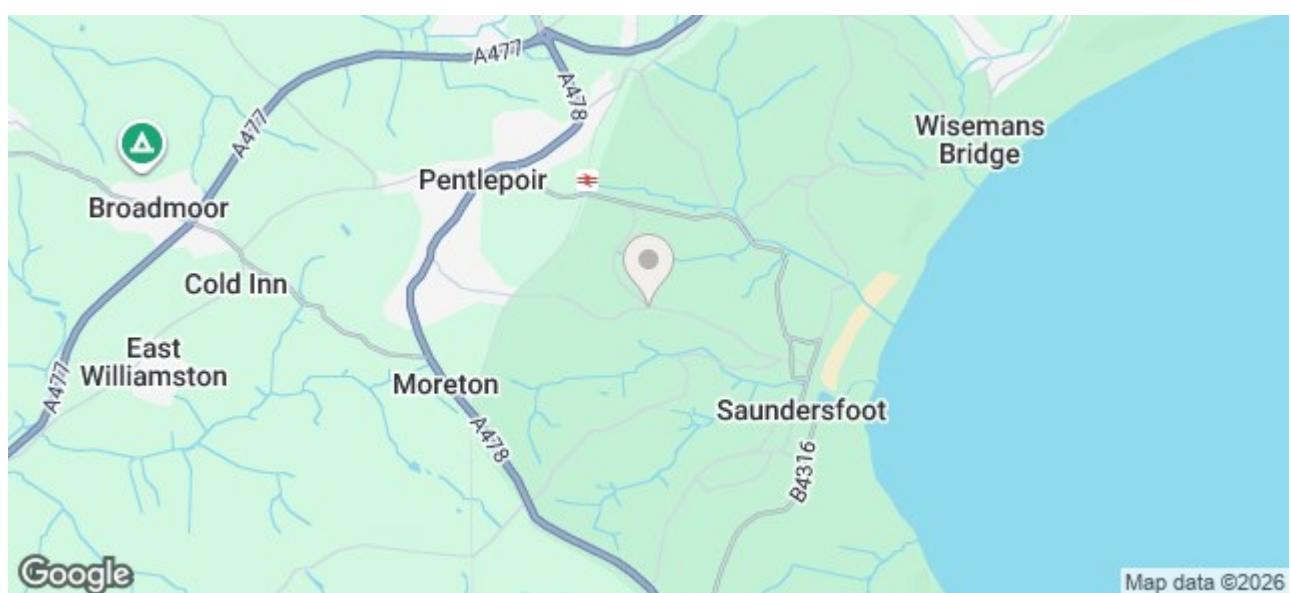
3.12m x 2.21m (10'3" x 7'3") Window to rear with stunning views across the bay.

Bathroom

2.16m x 1.65m (7'1" x 5'5") Velux window to the fore. White 3 piece suite comprising low level economy flush WC, Wash hand basin and Panel bath with mixer shower over and glass screen. Part tiled walls with patterned insert. Extractor.

Externally

At the front of the property is a neat lawned garden enclosed by white rendered walls. At the rear, a block paved driveway provides ample off road parking for two cars. Shrubbery borders. A glazed timber summerhouse is also included in the sale.





Floor Plan



First Floor
For illustrative purposes only, not to scale.



Type: House
Tenure: Freehold
Council Tax Band: E

Services: Mains Electricity, Drainage, Water and Gas.
Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A		90	
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC