

NEW
INSTRUCTION



Willow End, Wooden, Saundersfoot SA69 9DY

Offers in the region of £335,000

Spacious Detached Home
Flexible Family Accommodation
4 Bed, 3 Rec., 3 Bath

Large Double Garage, Workshop, Spacious Gardens
Convenient Location Close To Coast

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

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JB/WJ/58112/210817

DESCRIPTION

Extremely spacious Detached House, modernised to a high standard and conveniently located on the outskirts of Saundersfoot this property offers flexible family living with the added potential to generate additional income. Comprising 4 bedrooms, 2 en-suite, modern kitchen, bathroom and utility, spacious 22ft lounge, separate living room, dining room with patio doors leading to private enclosed patio area. Externally there is a detached double garage/workshop, mature lawned gardens and patio areas together with ample parking for up to 6 cars. The popular seaside resorts of Tenby and Saundersfoot are both within a short drive.

ENTRANCE HALL

Entered via double glazed door with matching side panel, solid oak flooring, stairs to first floor, radiator, understairs storage cupboard, doors to;

CLOAKROOM

Tiled flooring, ceiling light, low level WC, wash hand basin, obscure double glazed window to rear, tiled walls, plumbing for washing machine, space for tumble dryer, heated towel rail.

KITCHEN

11'9 x 11' (3.58m x 3.35m)
Fitted with wall and base units with granite effect worktop over, 4 ring electric hob with stainless steel extractor over, built-in electric double oven, built-in microwave, built-in dishwasher, integrated fridge/freezer, ceramic sink, inset ceiling lights, walnut flooring, part tiled walls, double glazed window overlooking the rear garden, double glazed door to side leading to patio area, radiator, door to;

DINING ROOM

12'3 x 10' (3.73m x 3.05m)
Carpet, ceiling light, wall lights, coved ceiling, radiator, double glazed patio doors with double glazed side panels to rear enclosed patio area, opening through to;

LOUNGE

22' x 12'1 (6.71m x 3.68m)
Carpet, ceiling light, wall lights, coved ceiling, large double

glazed window overlooking the front garden, radiator, gas fired log effect burner on slate hearth.

FIRST FLOOR LANDING

A large open area, balustrade balcony, solid oak flooring, ceiling light, access to loft space, double built-in cupboard housing the hot water tank, door to balcony, doors to;

BEDROOM 1

11'1 x 9'11 (3.38m x 3.02m)
Carpet, ceiling light, radiator, double glazed window to rear, built-in walk-in wardrobe, door to;

EN-SUITE SHOWER ROOM

Oak flooring, inset ceiling lights, low level WC, wash hand basin, shower cubicle, tiled walls, obscure double glazed window to rear.

BEDROOM 2

13'7 x 10'10 (4.14m x 3.30m)
Carpet, ceiling light, radiator, double built-in wardrobe, double glazed window overlooking balcony and front garden.

BEDROOM 3

13'2 x 8'9 (4.01m x 2.67m)
Carpet, ceiling light, radiator, double glazed window to fore, 2 built-in cupboards.

BATHROOM

7'2 x 6'6 (2.18m x 1.98m)
White suite comprising panelled bath with shower over, low level WC, wash hand basin in vanity unit, heated towel rail, obscure double glazed window to rear, inset ceiling lights tiled flooring, tiled walls.

LIVING ROOM

13'7 x 10'10 (4.14m x 3.30m)
Accessed via door from entrance hall with fitted carpet, coved ceiling, ceiling light, radiator, electric fire, double glazed window overlooks front garden.

UTILITY ROOM

9' x 6'10 (2.74m x 2.08m)
Fitted with a range of wall and base units with worktop over, stainless steel sink and drainer unit, space for fridge/freezer, part tiled walls, oak flooring, ceiling light, double glazed door to rear.

BEDROOM 1

13'8 x 11'7 (4.17m x 3.53m)
Carpet, ceiling light, radiator, range of fitted mirror wardrobes across one wall, double glazed window to side, further double

glazed port hole to alternate side, door to;

EN-SUITE BATHROOM

9'1 x 6'6 (2.77m x 1.98m)
Suite comprising panelled bath, low level WC, pedestal wash hand basin, separate shower cubicle, vinyl flooring, ceiling light, radiator, obscure double glazed window to side

EXTERNALLY

To the front of the property is a level lawn area with tarmac parking to the side providing parking for up to 6 vehicles and boat and leading to the **DOUBLE GARAGE - 20'4 x 8'3 + 20'4 x 10'11** with 2 up and over doors and a workshop area with ladder access to large storage area.. To the side of the garage is a large lawn and a **SHED**. To the rear of the property is an enclosed patio area with a range of mature shrubs, water fountain feature with stone wall boundary. Boiler cupboard.

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
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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

Take the A478 from Tenby towards Kilgetty travelling for about 3.5 miles to Wooden. On entering Wooden the property will be located on the right hand side identified by our John Francis For Sale Board.

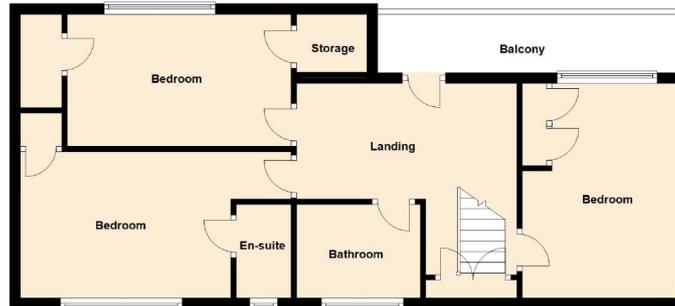
Ground Floor

Approx. 111.8 sq. metres



First Floor

Approx. 57.0 sq. metres

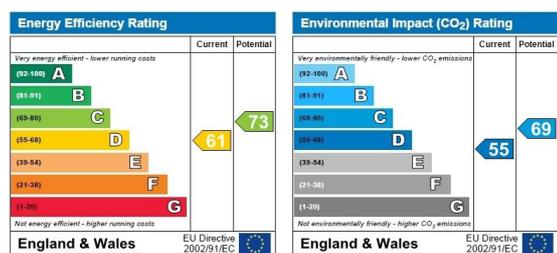


Total area: approx. 168.8 sq. metres
Measurements are approximate.
Plan produced using PlanUp.

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**John.
Francis**