



**Ty-Mor, 9 Bevelin Hall, Saundersfoot, Pembrokeshire, SA69 9PG**

- Contemporary Property
- Four Bedrooms
- Uninterrupted Sea Views
- Glass Balcony
- EPC: C
- Detached
- Landscaped Tiered Garden
- Two bathrooms
- Driveway Parking

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.

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Telephone: 0345 094 3006



**£660,000**



## We Say...

An opportunity to acquire this beautiful detached contemporary house, which boasts idyllic sea views overlooking Saundersfoot Bay showcasing modern living throughout. The property benefits from an elevated position, maximising direct sea views and is located in the desirable area of Bevelin Hall, which is just a short walk into Saundersfoot village centre and its sandy beaches.

The property has been cleverly designed to maximize its location offering versatile accommodation for all the family which the current owners have gone above and beyond to keep an exceptionally high standard.

The accommodation comprises of; an open plan contemporary kitchen/dining room complete with gloss units which is fitted with a range of modern appliances. The living room is accessed off the kitchen/diner which boasts glass patio doors leading to the balcony where you can sit and enjoy the sea views, A modern fitted shower room, family bathroom and master bedroom also offering excellent views over the Bay. On the ground floor there is a further three double bedrooms, Contemporary family bathroom, home office, utility room and garage. The property benefits UPVC double glazing and gas central heating.

Externally to the front there is driveway parking for two cars, the back of the house boasts a tiered, landscaped patioed garden, perfect for alfresco dining while soaking up the sea views.

Viewing is highly recommended to appreciate its location and the idyllic sea views!

Saundersfoot also provides easy access to Wisemans Bridge where the beach is the starting point of the 186 mile Pembrokeshire Coast Path. Nearby is Colby Woodland Gardens, owned by The National Trust. New Hedges is a village located in between Tenby and Saundersfoot. The village benefits from a mini market, public house, village hall and post office. Just a short drive away are the famous seaside resorts of Tenby and Saundersfoot with all the amenities that they have to offer.





**DIRECTIONS**

From our Tenby Office turn left and go up the High Street, at the roundabout take the 2nd exit and follow the road, at the junction turn right onto the A478. At the roundabout go straight over and take the 1st right onto Sandy Hill road. Turn right onto Sandy Hill Park and take the 1st left to stay on Sandy Hill Park. Continue onto Bevelin Hall and take the 3rd left, the property will be the last house on left. WHAT 3 WORDS  
 ///archduke.opts.shaky

**GENERAL INFORMATION**

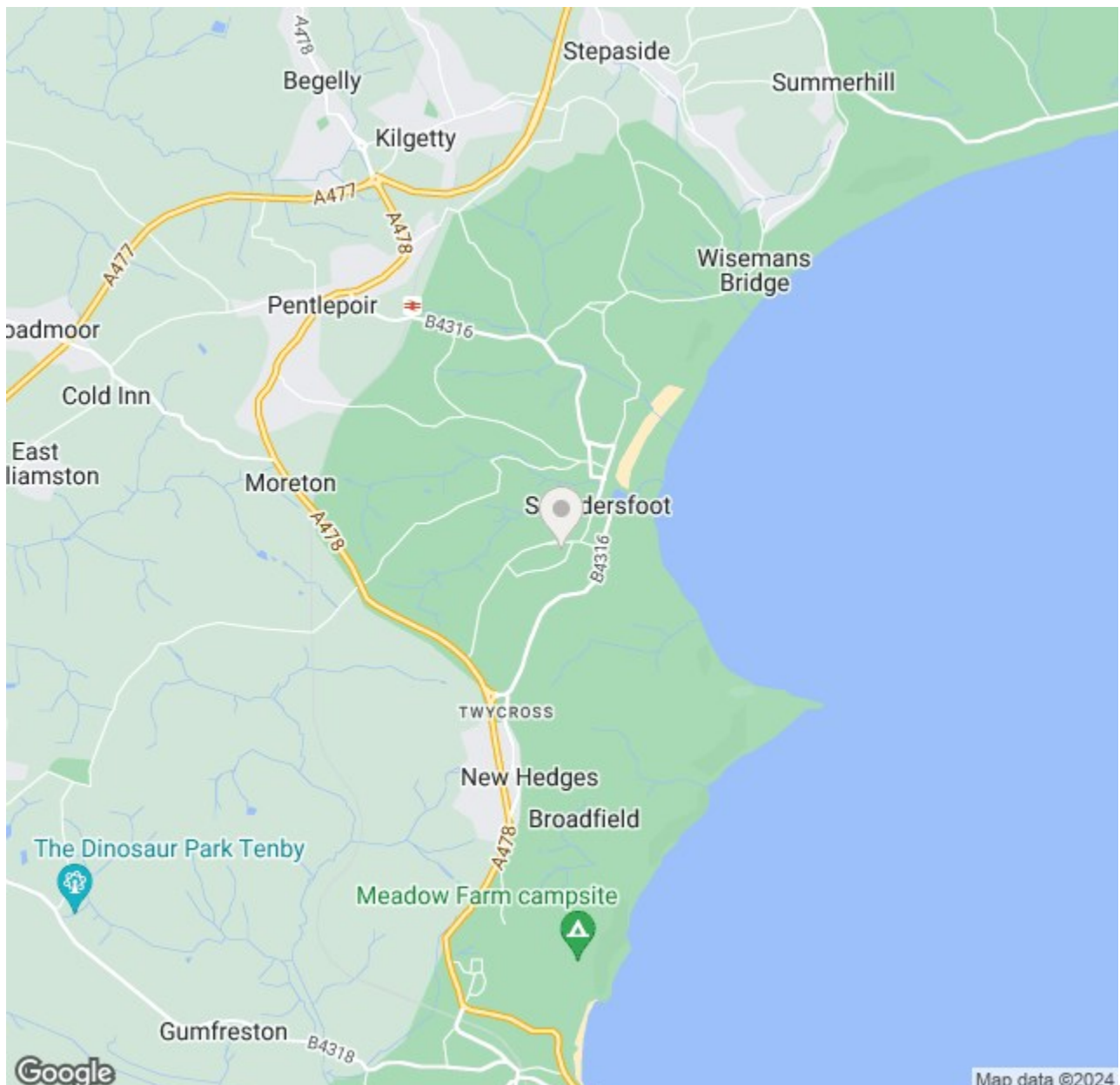
VIEWING: By appointment only via the Agents.  
 TENURE: We are advised Freehold  
 SERVICES: We have not checked or tested any of the services or appliances at the property.  
 TAX: Band E

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

JETH/JETH/25/06/24/Draft

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**AERIAL VIEW**



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





