



Bryn-Y-Mor The Glen, Saundersfoot, Pembrokeshire, SA69 9NT

- Substantial Detached Home
- Three Reception Rooms and Sun Room
- Sea Views
- Walking Distance To Beach
- Gas Central Heating and Double Glazed
- Four Bedrooms
- Three Bathrooms
- Approximately 3/4 Acre of Gardens and Woodland
- Boat House
- EPC Rating E

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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We Say...

A very rare opportunity to acquire a detached family-sized home of quality and character, located in the exclusive location of The Glen, in the sought-after coastal village of Saundersfoot. Set in grounds of approximately 3/4 of an acre with views over looking Saundersfoot Bay, with nearby path that leads to Glen Woods and Glen Beach.

With an abundance of original features throughout, the property offers versatile accommodation for all the family. The accommodation comprises of entrance hall, living room that boasts a feature bay window with bi-folding doors creating a panoramic view point of the bay, two further reception rooms, sun room, open plan shaker-style kitchen/diner with a marble effect worktop and is fitted with a range of modern appliances, boiler room, laundry room with WC. First floor provides a split-level landing area, master bedroom with ensuite bathroom and walk in wardrobe, second bedroom with ensuite bathroom and double storage closet, two further bedrooms and family bathroom with a roll-top bathtub and traditional Burlington toilet.

Externally the property sits in approximately 3/4 of an acre and benefits from a wrap around garden which is mainly laid to lawn and a woodland area. There is ample driveway parking, two double garages and a boat house. There is also a patio area that captures the view of Saundersfoot Bay, perfect for alfresco dining of an evening.

Viewing is highly recommended to appreciate all the property has to offer!

Saundersfoot is a small seaside resort in between Tenby and Amroth. With its idyllic sandy beaches, there is also plenty of places to eat and drink around the harbour. 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. Saundersfoot is also renowned locally for a charitable New Years Day Swim sponsored by local businesses



DIRECTIONS

From the Tenby Office proceed along the Norton towards Saundersfoot. At the T junction turn right on to the A478. When you reach the roundabout take the second exit signposted Saundersfoot / New Hedges B4316. Follow this road for approximately 1 mile towards Saundersfoot and the turning for The Glen will be on your right. The property will be found on the right hand side.

GENERAL INFORMATION

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E	54	59	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating			
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AERIAL VIEW



