



## 8 Scandinavia Heights, SA69 9PE

£399,950



Situated in an elevated position above the village of Saundersfoot in a quiet residential development. The property benefits from an enclosed rear garden with partial sea views, off-road parking for two cars, and just a short walk from all the amenities and beaches that Saundersfoot village has to offer. This property would make an ideal family home or investment property.

- **Detached Bungalow**
  - **Two Bathrooms**
- **Enclosed Rear Garden**
- **Quiet Residential Location**

- **Four Bedrooms**
- **Distant Sea Views**
- **Beautifully Presented Throughout**
- **Close to Saundersfoot Village**

#### Kitchen 13'5 x 9'3 (4.09m x 2.82m)

Kitchen has centre ceiling light point, two uPVC double glazed windows, one to the front and the other to the side of the property alongside the half-glazed uPVC rear door, central heating radiator, wall and floor mounted units, stainless steel sink with mixer tap, space and plumbing for washing machine, tall integrated fridge/freezer, four ring gas hob with extractor fan over, eye level electric oven, tall larder cupboard, tiled splashback and laminate flooring.

#### Bathroom 9'10 x 5'5 (3.00m x 1.65m)

Bathroom has uPVC double glazed obscure glass window to the side, ceiling spotlights, chrome heated towel rail, shower cubicle with mains shower, hand held shower head and glass screen, bath with mixer tap, wash hand basin set into vanity unit, WC, tiled walls and floor.

#### Bedroom One 11'9 x 9'10 (3.58m x 3.00m)

Bedroom one has large uPVC double glazed window overlooking the rear garden, centre ceiling light point, central heating radiator and TV point.

#### Bedroom Two 11'9 x 10'11 (3.58m x 3.33m)

Bedroom two has large uPVC double glazed window overlooking the rear garden, central heating radiator, centre ceiling light point, and wardrobes, double drawer unit and bedside tables with drawers.

#### Bedroom Three 9'8 x 6'7 (2.95m x 2.01m)

Bedroom three has uPVC double glazed window overlooking the rear garden, centre ceiling light point and fitted wardrobe/cupboard. This room could easily be used as a dining room or office.

#### Lounge 17'5 x 11'3 (5.31m x 3.43m)

Lounge has two large uPVC double glazed windows, one overlooking the front garden and the other to the side, central heating radiator, centre ceiling light point, TV and BT internet points, electric flame effect fire and fully glazed door opening to the front porch.

#### Porch 3'5 x 3'0 (1.04m x 0.91m)

Porch has uPVC double glazed obscure glass window to the front, uPVC half glazed front door, central heating radiator, centre ceiling light point and laminate flooring.

#### Hallway

Hallway has centre ceiling light point, laminate flooring and large double storage cupboard.

#### Bedroom Four/Study 16'2 x 8'1 (4.93m x 2.46m)

Bedroom four/study is accessed either from the front gravel area through uPVC double glazed door or from the rear garden. This room is light and airy with uPVC double glazed windows to front and rear, centre ceiling light point and central heating radiator. Door opens to a fully tiled en-suite shower room (5'6 x 4'3) with shower cubicle, wash hand basin set into vanity unit, and WC.

#### External

Outside to the front is a tarmac drive with space for two cars. A couple of steps lead down to the front decked area which is surrounded by a toughened glass balustrade and has lovely distant views of the sea from the seating area and steps leading down to an enclosed gravel seating area. The rear garden is accessed via a path from the kitchen door which leads to the raised decked area with several spaces for table and chairs, distant sea views and a timber summer house. Steps lead down to the lawned area where there are mature plants and a garden shed. The garden backs onto mature trees, full of wild and garden birds.

#### Please Note

The Pembrokeshire County Council Tax Band is E - approximately £2104.64 for 2023/24

We are advised that mains electric, gas, water and drainage is connected to the property.

### Energy Efficiency Rating

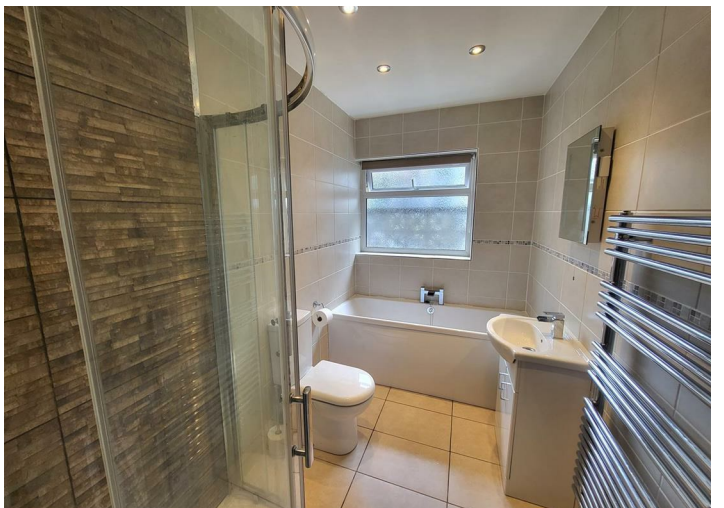
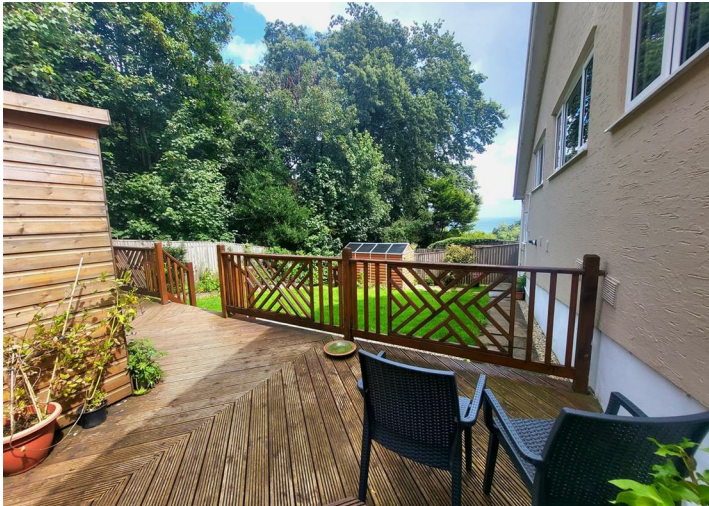
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	69	86

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

Head into Saundersfoot along Sandy Hill Road, take the first right into Sandy Hill Park and take the next left turn. Drive down the hill and turn right into Scandinavia Heights. At the end of the road turn left and Number 8 is located on your left-hand side.







# Floor Plan

GROUND FLOOR  
896 sq.ft. (83.2 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.2 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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