



49 Sandy Hill Park, Saundersfoot, SA69 9PJ

£265,000



Nestled in a quiet cul-de-sac on the outskirts of Saundersfoot. This property is within close proximity to all necessary amenities with good access to public transport with good access in and out of the village.

A spacious living room with fireplace and bay window looking out to the rear garden. Adjacent to this an open-plan kitchen and dining area with convenient separate utility space to the front. The allure of the property extends to a generously sized enclosed rear garden. Boasting gas central heating, full double glazing, and ample off-road parking, this property combines comfort and practicality.



LOCK HOUSE C. 1750



Regulated by R.I.C.S. Giles Birt, B.Sc., M.R.I.C.S



- **Semi-Detached House**
 - **Light & Airy Lounge**
 - **3 Double Bedrooms**
- **Large Enclosed Rear Garden**
- **Outskirts of Saundersfoot**

- **Quiet Residential Cul-De-Sac**
 - **Open Plan Kitchen/Diner**
 - **Separate Utility Room**
- **Off-Road Parking for 2 Vehicles**

Hallway

Entrance hall has two uPVC double glazed leaded glass panels either side of the front door, ceiling spot lights and centre ceiling light point, space for hanging coats, central heating radiator and stairs to first floor.

Lounge 10'6" x 20'1" (3.20 x 6.12)

Lounge has large uPVC double glazed bay window overlooking the rear garden, central heating radiator, Dimplex electric Opti-flame effect fire and three wall light fittings.

Dining Area 7'11" x 8'5" (2.41 x 2.57)

Dining area has uPVC double glazed window to the side of the property, central heating radiator, wired-in speakers for HiFi system, and centre ceiling light point.

Kitchen 7'11" x 10'10" (2.41 x 3.30)

Kitchen has ceiling spot lights, uPVC double glazed door opening to the rear garden, wall and floor mounted units, one and a half bowl sink with mixer tap over, integrated fridge/freezer and new dishwasher, eye-level oven with a new four ring induction hob and extractor fan over.

Utility Room 7'11" x 7'2" (2.41 x 2.18)

Utility room has uPVC double glazed window to the front of the property, space and plumbing for washing machine and tumble dryer plus a large storage cupboard. Utility room also houses the Worcester gas combination boiler that is less than 2 years old & within warranty.

First Floor Landing

First floor landing which has centre ceiling light point, loft access hatch, large airing cupboard and uPVC double glazed obscure glass window to the side of the property.

Bedroom One 10'11" x 10'3" (3.33 x 3.12)

Bedroom one has uPVC double glazed window to the rear, centre ceiling light point and central heating radiator.

Bedroom Two 10'11" x 7'11" (3.33 x 2.41)

Bedroom two has uPVC double glazed window to the rear of the property, centre ceiling light point and central heating radiator.

Bedroom Three 7'4" x 13'11" (2.24 x 4.24)

Bedroom three has uPVC double glazed window to the front of the property, centre ceiling light point and central heating radiator.

Bathroom 7'10" x 8'8" (2.39 x 2.64)

Bathroom has uPVC double glazed obscure glass window to the front of the property, close coupled WC, pedestal hand wash basin, bath with mains shower over, fully tiled, centre ceiling light point and heated towel rail.


Outside


Outside to the front is paved with parking for two/three vehicles and to the rear is an enclosed low maintenance garden laid with paving slabs; plenty of room for alfresco dining. The garden is enclosed with a timber fence and has a garden shed to the rear for storage.

Please Note

The Pembrokeshire County Council Tax Band is D - approximately £1894.45 for 2024/25.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	86
England & Wales	EU Directive 2002/91/EC	

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	1	1
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

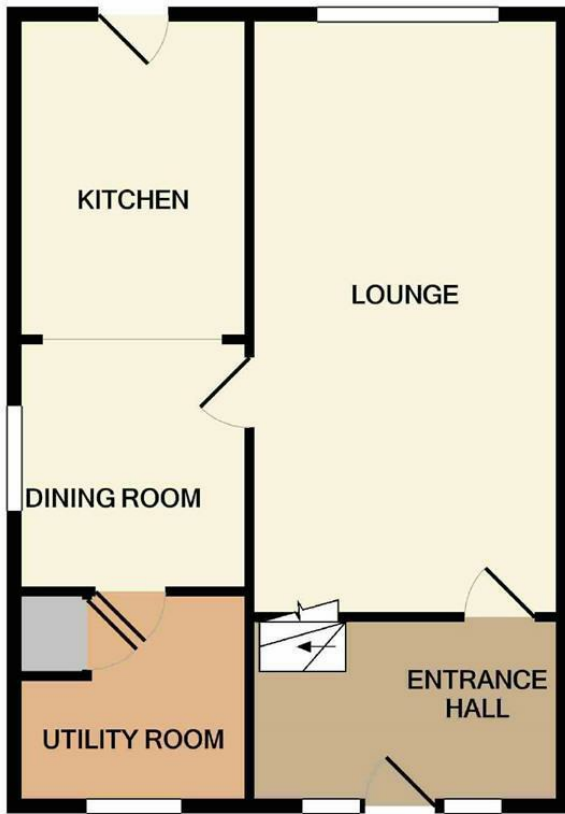


From our office in Tenby head out on the A478, drive straight over The New Hedges roundabout and then take the first right down Sandy Hill Road. Turn right into Sandy Hill Park and then take the first right turn and number 49 is located on your right had side.

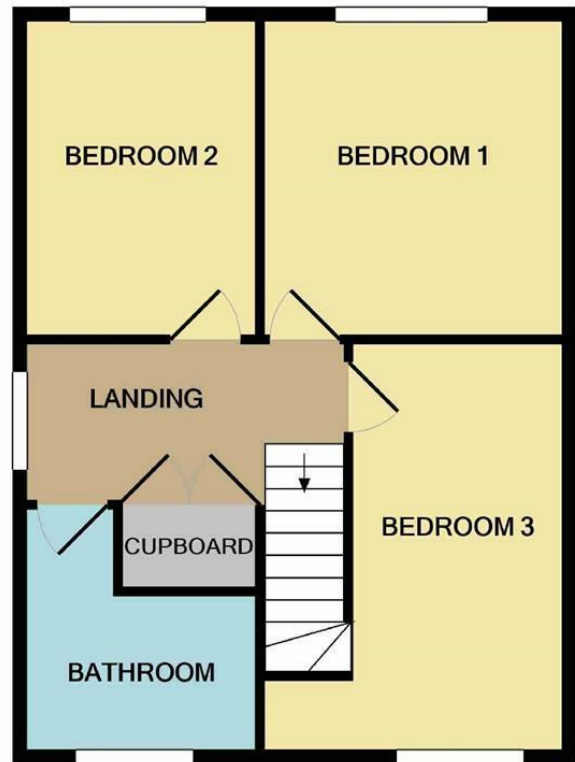




Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 483 SQ.FT.
(44.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 453 SQ.FT.
(42.1 SQ.M.)

SANDYHILL PARK, SAUNDERSFOOT
TOTAL APPROX. FLOOR AREA 936 SQ.FT. (86.9 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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