



## 11 Rhodewood House, St. Brides Hill, Saundersfoot, SA69 9NU

£245,000



**\*\*PART EXCHANGE CONSIDERED\*\***

A pristine ground-floor apartment featuring two bedrooms, nestled on the edge of Saundersfoot in the picturesque region of Pembrokeshire. This property offers a designated parking space, uPVC double glazing throughout, an open-plan living space with fitted kitchen and a private outdoor deck, accessible from the living room.

Versatile as both a home or investment property, it offers a comfortable living space, combining modern amenities with the charm of its coastal location.



LOCK HOUSE C.1750



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



- **Ground Floor Apartment**
- **Open-Plan Living Space**
  - **Family Bathroom**
- **Modern Style Development**

- **Parking with EV Charger**
  - **2 Double Bedrooms**
- **Beautifully Maintained Property**
  - **Long Lease Term**

### Entrance Hall

Hallway has central ceiling light point, hardwired smoke alarm and video entry system, electric fuse box, central heating radiator and laminate flooring which continues into the living room and bedrooms.

### Open-Plan Living Space 19'3" x 12'2" max (5.87m x 3.71m max)

Lounge area has four wall lights, central heating radiator, TV point and uPVC double glazed French doors to the front opening to the decked terrace.

### Kitchen

Incorporated into the open-plan living space, the fitted kitchen comprises wall and floor mounted units, one and a half bowl sink with mixer tap and drainer, integral oven, four ring electric ceramic hob, integral washing machine and dishwasher, integral fridge/freezer, ceiling spotlights, under cabinet spotlights, central heating radiator and tiled floor.

### Bedroom 1 15'1" x 9'6" (4.60m x 2.92m)

Bedroom one has centre ceiling light point, two uPVC double glazed windows to the front and side of the property and central heating radiator.

### Bedroom 2 15'1" x 8'11" (4.60m x 2.72m)

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

### Family Bathroom 7'4" x 5'4" (2.24m x 1.63m)

Family Bathroom has recessed ceiling spotlights, 'P' shaped bath with mains shower over, wall mounted wash hand basin, close coupled WC, double glazed obscure glass window to the side, central heating radiator, Newlec ceiling extractor fan and fully tiled walls and floor.

Please Note

There is an allocated parking space situated to the rear of the property, with an EV charging point.

The property is owned on a leasehold tenure, with a 199-year lease term from 2006.

There is an annual ground rent of £175. Service charge is £1694.04 per annum.

Commercial holiday letting allowed. Pets allowed with Freeholder consent.

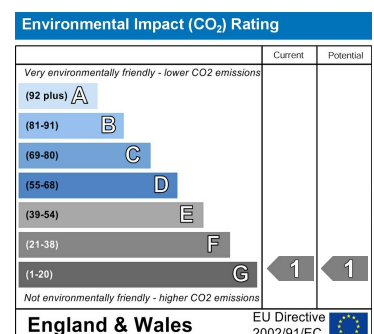
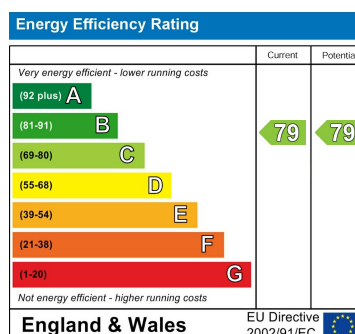
Part Exchange Considered.

The property is located in Pembrokeshire Coast National Park.

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

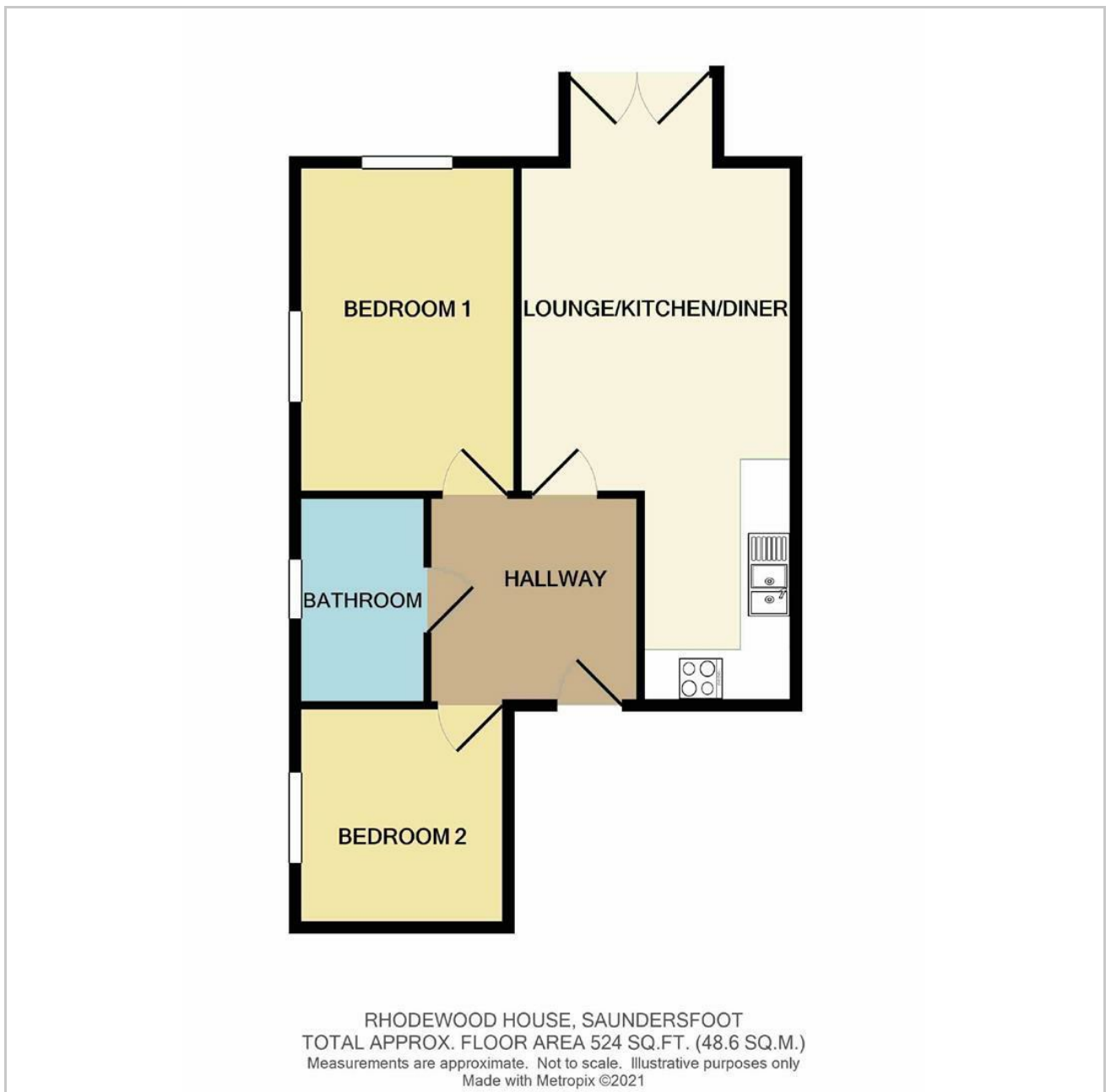
We are advised that mains electric, water and drainage is connected to the property.

For information regarding broadband and phone signal please refer to the online Ofcom Checker.





From the roundabout at New Hedges head down the hill into Saundersfoot. Pass Swallowtree Woods on the right and Rhodewood House is approximately 300 yards down on the left-hand side. The property is entered via a solid wood front door which opens into the hallway.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



