



Bevelin Lane, Saundersfoot, SA69 9NX

£350,000



A detached bungalow with a separate garage on a private and sunny plot. The property has a driveway for 2-3 cars and spacious living areas internally, with a lounge opening to a dining area/sun room, and a conservatory to the rear. Along with 4 bedrooms, there is a kitchen/utility, a shower room and a bathroom.

The bungalow is situated in the middle of the plot, with a patio terrace to front and back, and various mature trees and shrubs surrounding the property.

Found on Bevelin Lane, set back from Broadfield Hill up its own private driveway, the property would benefit from some modernisation and would make a comfortable family home.



LOCK HOUSE C. 1750



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



- **Sunny Gardens**
- **Detached Garage**
- **No Onward Chain**
- **Conservatory to Rear**
- **Parking for 2-3 Cars**
- **Outskirts of Village**
- **Spacious Living Areas**
- **Private Enclosed Plot**

Lounge / Diner 21'3" x 19'8" max (6.5 x 6 max)

L-shaped room consisting of a traditional living room, stepping down into further sun room that can be accessed from the hallway, making it ideal as a dining room.

There are windows to the rear and side of the house, with 2 sets of doors leading into the conservatory.

Conservatory 19'8" x 9'10" (6 x 3)

A large conservatory to the front with double French doors opening out to the patio.

Kitchen / Utility 21'3" x 7'6" max (6.5 x 2.3 max)

The main door opens into the kitchen area - a tiled area with galley kitchen to the left, and utility space with further worktops and storage to the right.

Kitchen consists of a range of wall and base units, and a built-in larder cupboard. There is a sink and drainer board, with integrated oven, gas hob, and extractor over, with space under the counter for fridge freezer and washing machine.

Bedroom One 11'9" x 9'10" (3.6 x 3)

A bright double bedroom with window to the front of the house, and built in wardrobes.

Bedroom Two 10'9" x 9'10" (3.3 x 3)

Double bedroom with window to the rear.

Bedroom Three 11'1" x 9'2" (3.4 x 2.8)

Double bedroom with window to the front of the property.

Bedroom Four 8'10" x 8'6" (2.7 x 2.6)

Single bedroom with a small window to the rear.

Shower Room 10'5" x 4'11" (3.2 x 1.5)

A modern shower room with a mains shower in walk-in enclosure with glass screen, WC, sink and towel radiator. There are ceiling spotlights and an obscure window to the rear.

Bathroom 5'10" x 5'10" (1.8 x 1.8)

A small bathroom with bath and shower over, WC, sink and small window to the side.

Garage

A detached single garage with an up-and-over door to the front, and single door to the side. The garage would benefit from some repair but is an ideal storage space / workshop.

Externally


The property is found at the top of a sloping drive off Bevelin Lane. There is parking for 2-3 cars adjacent to the garage.

To the rear of the house is a raised patio area with artificial grass, with access to the front down both sides.

The South-East facing front garden area consists of a large sunny patio area, with lawn beyond and a range of mature trees, plants and shrubs. The garden is enclosed by a large hedge providing privacy.

Please Note

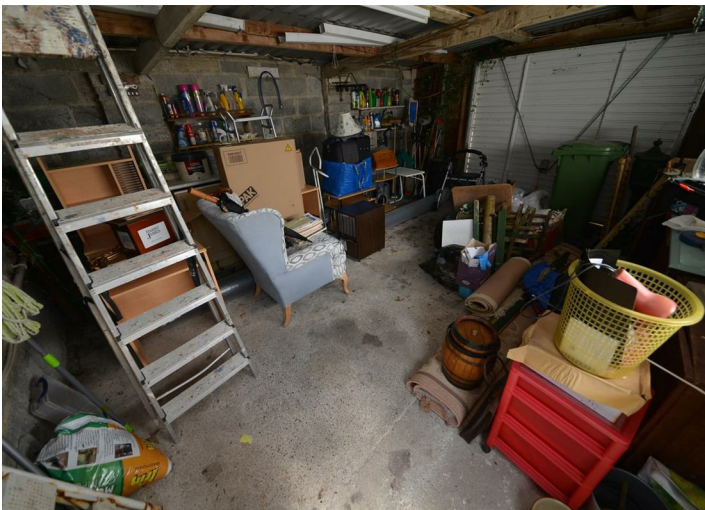
We are advised that the property is freehold, and mains gas, electric, water and drainage is connected. The Pembrokeshire County Council Tax Band is E - approximately £2315.44 for 2024/25.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	68	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



When driving down Broadfield Hill, turn left as the road bends right towards Swallow Tree. turn left into Bevelin Lane shortly after the bus stop, and Ty Haul is the 3rd house on the left.





Floor Plan

GROUND FLOOR
1297 sq.ft. (120.5 sq.m.) approx.



TOTAL FLOOR AREA: 1297 sq.ft. (120.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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