



## The Sheiling Wogan Lane, Saundersfoot, SA69 9HA

Asking Price £675,000



Situated in a central village location on a quiet lane, this detached property boasts views of the sea and harbour. This modern and spacious dormer bungalow is on a large plot, and provides 3-4 bedrooms, a large rooftop terrace with views out to the harbour, sliding doors opening out to a good-sized garden, and parking for 2-3 cars.

The garden is an attractive space, with a large lawned area surrounded by a range of mature trees and shrubs offering privacy to the house. With the benefit of parking and being a short stroll into the village, this house would make an ideal home for those who enjoy gardening and a quiet lifestyle.

- **Detached House on Large Plot**

- **Open Plan Living Area**
- **Situated on a Quiet Lane**
  - **Parking for 2/3 Cars**

- **Sea Views into Harbour**

- **Roof Terrace**
- **In the Heart of the Village**
  - **3/4 Bedrooms**

#### Open Plan Living Area 27'10" x 14'1" (8.5 x 4.3 )

This open plan living space provides views over Saundersfoot village and harbour. The room has engineered oak flooring, vaulted beamed ceilings, ample eaves storage and a gas flame effect fire. Double bi-folding doors open out onto the roof terrace, with glass balustrade and views over the village to the sea beyond.

The fitted kitchen offers a five-ring gas hob and double electric oven, sink, and integrated dishwasher with a range of base units.

#### Hallway

Enter into the hallway with doors to all ground floor rooms, laminate flooring, and additional access to the side. There is a large built in storage cupboard, with an impressive oak and glass staircase leading up to the open plan living space.

#### Lounge / Bedroom 1 14'5" x 16'4" (4.4 x 5)

A spacious and bright room with uPVC double glazed bi-fold doors opening out onto the decked area. The room has laminate flooring, spot lighting and a modern gas fire, with an opening leading into an additional sitting room.

#### Sitting/Dressing Room 9'6" x 8'10" (2.9 x 2.7)

Room is entered from either the hallway or lounge area, and uPVC sliding doors lead out to the side of the property. These rooms together would also make an impressive bedroom, with dressing room adjoining.

#### Bedroom 2 13'5" x 10'9" (4.1 x 3.3)

A double bedroom with uPVC double glazed sliding door opens onto the back garden, with additional uPVC window to the side. The room offers built in fitted wardrobes, laminate flooring throughout, ceiling spot lighting and a radiator.

#### Bedroom 3 8'10" x 11'5" (2.7 x 3.5)

A double bedroom with windows to the front and side, radiator, laminate flooring and spot lights.

#### Bedroom 4 8'10" x 8'10" (2.7 x 2.7)

The smallest of the 4 bedrooms, but with ample room for a double bed. There is uPVC double glazed window to the side, radiator, spot lighting and laminate flooring.

#### Bathroom 7'2" x 10'9" max (2.2 x 3.3 max)

Fully tiled family bathroom with suite comprising bath with shower over, WC, wash hand basin and radiator. There is spot lighting and uPVC double glazed window to the side.

#### Shower Room 7'10" x 6'10" max (2.4 x 2.1 max)

The room is partly tiled, with shower cubicle, WC and wash hand basin, radiator, spot lighting and uPVC window to the side.

#### Utility Room 5'10" x 3'11" (1.8 x 1.2 )

A convenient utility room with washing machine, wash hand basin and radiator, with uPVC window to the front of the property.

#### Externally

The house is situated on a spacious and sunny plot, with a large lawned area surrounded by mature trees and shrubs. There is a gravel driveway off Wogan Lane, opening to a wider parking area with timber and glazed greenhouse.

The garden area has various raised planting beds, and benefits from sea views into the harbour. Double doors open out from the ground floor lounge and sitting room, meaning that the sun can be welcomed in during the course of the day.

#### Please Note

The property is rated council tax band F, £2736.43 for 2024/2025


There is a restrictive covenant in place regarding the further development of the plot although development is not necessarily prohibited.

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

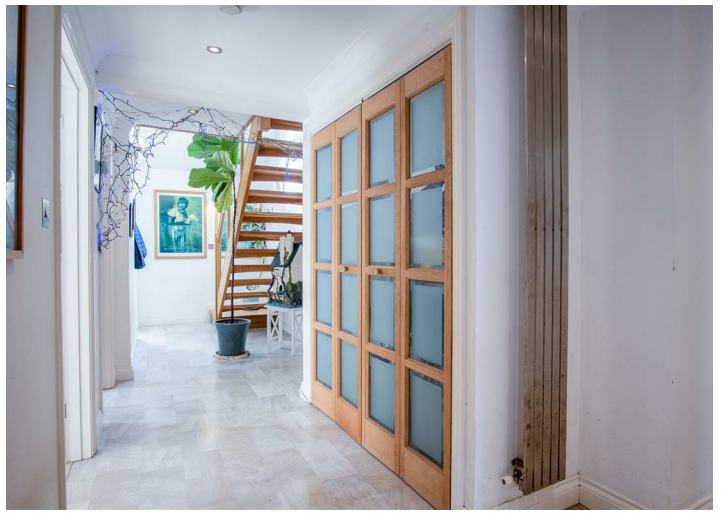




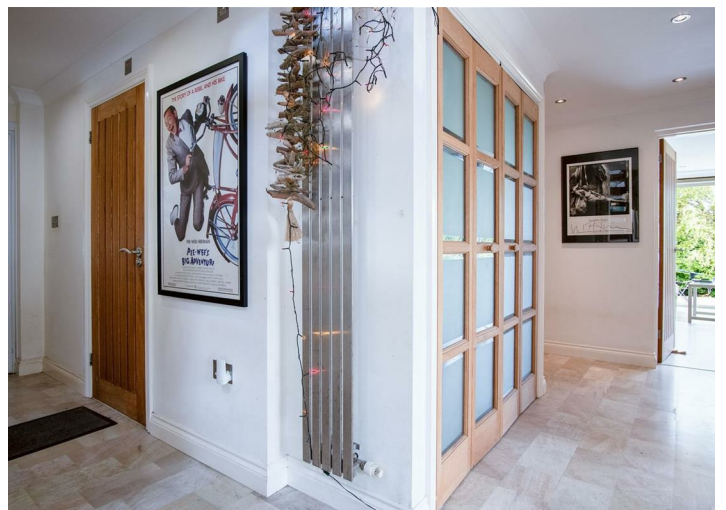
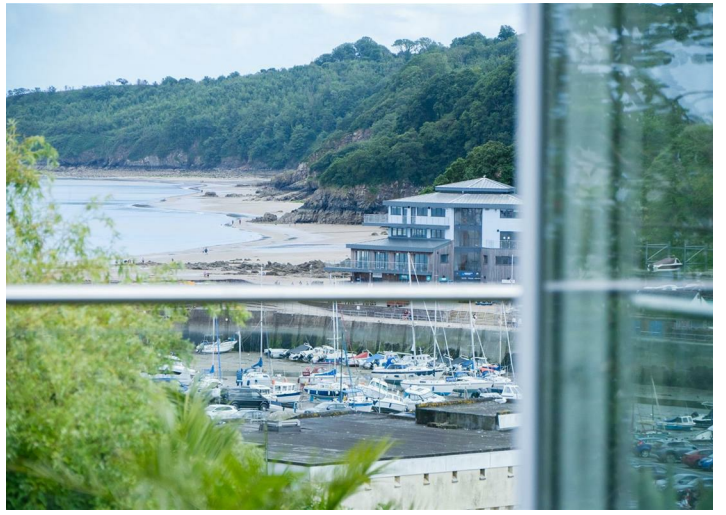
After entering Saundersfoot village, follow the one-way system round and up the hill. Just before the top of the hill approaching the school, turn right into Wogan Lane and The Shieling will be found on the right-hand side with a gravel driveway to the side. Alternatively on foot from the village, walk up Wogan Terrace, and Wogan Lane is found on the left-hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	















# Floor Plan

GROUND FLOOR  
1023 sq.ft. (95.0 sq.m.) approx.



1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 1410 sq.ft. (131.0 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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