



## Highlands Sandy Hill Road, Saundersfoot, SA69 9PL

£475,000



A well-presented detached dormer bungalow in a popular location in Saundersfoot. The house boasts sea views from the ground floor and first floor, has a sunny rear garden and parking for several vehicles plus a detached garage.

There are 4 spacious bedrooms, 2 bathrooms, and 2-3 inviting reception rooms, giving plenty of space to entertain or to simply relax.

The large, bright kitchen not only has a separate utility area, but opens out to a sun room, leading onto the rear garden.

There are a mix of bedrooms and reception rooms across both floors, making the house ideal for a growing family, multigenerational living, or those who enjoy having guests over.



LOCK HOUSE C.1750



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



- **Sea Views Upstairs and Downstairs**
  - **Four Bedrooms**
  - **Sun Room to Rear**
  - **Village Centre Nearby**

- **Oak Engineered Flooring**
  - **Two Bathrooms**
- **Walking Distance to Beaches**
  - **Large Bay Windows**

#### Entrance Porch

Steps lead up to the solid timber front door, opening to an inner porch with hallway beyond.

#### Hallway

Through the inner porch is a central hallway with oak engineered flooring and glass paned oak veneer doors.

#### Lounge 15'5"x 11'5" (4.7x 3.5)

A bright room with an impressive bay window with beautiful views to the coast and over the countryside, additional window to the side with views, oak engineered flooring, radiator and inset living flame gas fire.

#### Dinning Room/ Bedroom Two 15'5" x 11'5" (4.7 x 3.5)

Previously used as a bedroom, the dining room has a large bay window to the front with sea views, feature fireplace, oak engineered flooring and radiator.

#### Kitchen 15'1" x 11'5" max (4.6 x 3.5 max)

A bright and spacious kitchen, fully fitted with 5 ring gas hob with extractor over, double oven, microwave, fridge/freezer, sink, radiator and a window to the side. An opening leads to a separate utility area.

#### Utility Area 7'2" x 4'11" (2.2 x 1.5)

Space and plumbing for a washing machine and tumble dryer, Vaillant gas boiler and natural light from two uPVC windows.

#### Sun Room 9'6" x 6'10" (2.9 x 2.1)

A step down from the kitchen leads to this oak framed conservatory. There is tiled flooring and radiator and doors opening out to the rear garden.

#### Bedroom One 13'1" x 11'5" (4 x 3.5)

Ground floor bedroom with oak engineered flooring, radiator and window overlooking rear garden.

#### Bathroom 9'2" x 7'6" (2.8 x 2.3)

Fully tiled room with bath, separate corner shower enclosure, pedestal sink and WC. There is also a heated towel rail and window to the rear.

#### Office 11'5" x 11'5" (3.5 x 3.5)

Spacious office space with window to the side, oak engineered flooring, radiator and timber staircase leading up to living area.

#### Living Area 19'0" x 14'5" (5.8 x 4.4)

A spacious and bright area ideal for an additional sitting area or as a study with views. There are uPVC windows and Velux skylights above. Doors lead to further bedrooms and shower room. There is a loft access hatch and also eaves storage along the width of the room.

#### Bedroom Three 13'1" x 12'1" (4 x 3.7)

A double bedroom with pitched ceiling and beams, window to the side, fitted carpet, radiator and storage space in the eaves.

### Bedroom Four 12'1" x 10'5" (3.7 x 3.2)

A second upstairs double bedroom with pitched, beamed ceiling, carpet, radiator, window to the side and further eaves storage.

### Shower Room 6'2" x 6'2" (1.9 x 1.9)

Accessed through a small hallway off the living area, the shower room has pitched ceiling with beams, shower cubicle, WC and wash hand basin with built in unit with storage. Velux window.

### Garage 20'0" x 10'2" (6.1 x 3.1)

A detached single garage with timber double doors to the driveway, lighting and electric internally, with additional door to the side and window to the rear.

### Garden and Driveway

The front of the property is a paved driveway and front garden with two steps to the front door. Side access.

Back garden with steps leading to patio areas, lawn and pond. Many well-established plants and shrubs.

### Loft

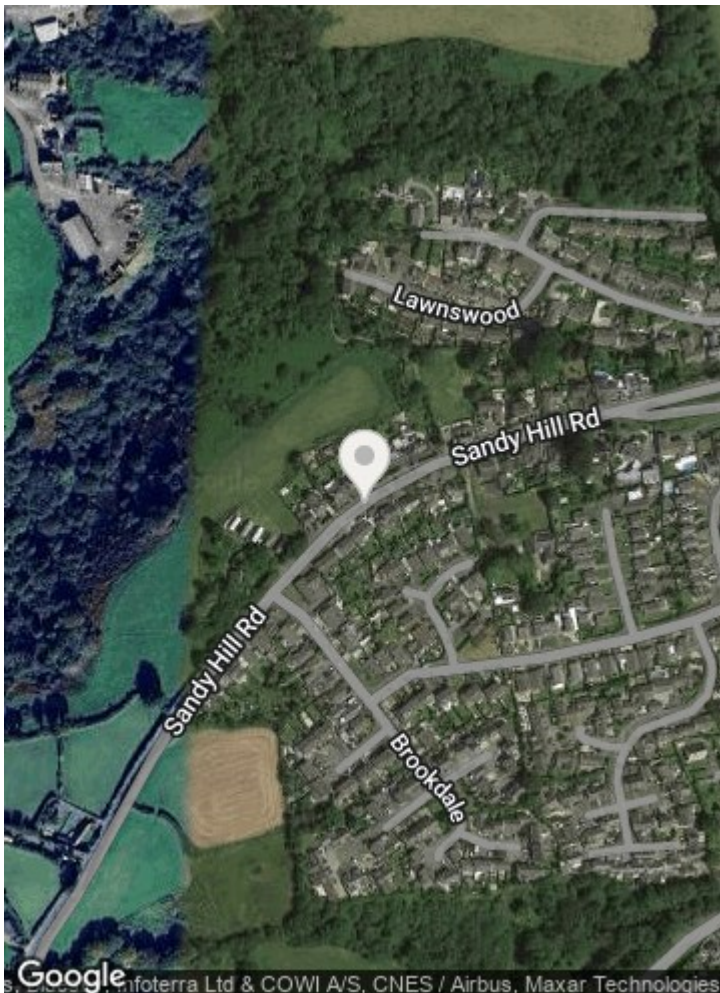
Partly boarded with pull down ladder, electric and lighting.

### Notes

Pembrokeshire Council Tax Band E - annual charge is approximately £2315.44 for 2024/2025


Gas Central Heating Vaillant Boiler  
uPVC double glazing.

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

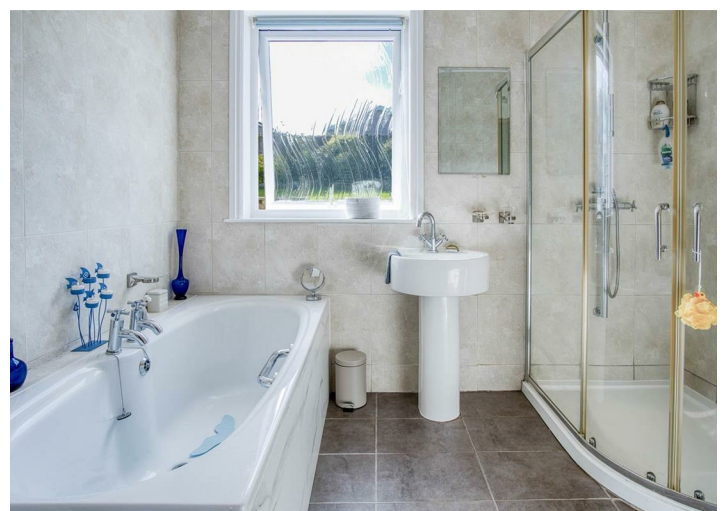


From Tenby head out towards New Hedges along the A478. Take the first turning off the New Hedges roundabout and after approximately 100 yards take the right-hand turn into Sandyhill Road. Drive along this road towards Saundersfoot village and as you drop down the hill Highlands can be found on your right-hand side.

**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>	<b>70</b>	<b>78</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>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	







# Floor Plan

GROUND FLOOR  
1087 sq.ft. (101.0 sq.m.) approx.



1ST FLOOR  
800 sq.ft. (74.3 sq.m.) approx.



TOTAL FLOOR AREA : 1887 sq.ft. (175.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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