



Bishopdene Broadfield, Saundersfoot, SA69 9NY

£325,000



A charming bungalow located just outside the village of Saundersfoot. This delightful home offers 1 reception room, 2 bedrooms, kitchen, and bathroom, plus additional studio annexe to the rear and parking for several vehicles.

The property is on a good sized plot, with mature front and rear gardens offering a range of lawned and patio areas, a large driveway, and an additional parking area to the front.

The centre of Saundersfoot and its beaches are just a short walk away, and the village offers a great selection of shops, cafes, restaurants and pubs. There is a lot of potential in this bungalow and would suit the needs of a variety of buyers. Viewing is highly recommended.



LOCK HOUSE C. 1750



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



- **Two Bedrooms + Studio Annexe**
 - **Open Plan Living/Dining**
 - **Separate Kitchen**
 - **Front & Rear Gardens**

- **Large Bay Windows**
- **Annexe with Separate Entry**
 - **Driveway Parking**
- **Lawned and Patio Areas**

Porch 3'7" x 2'7" (1.1 x 0.8)

Enter the porch through double doors onto tiled flooring and a door which opens to a wider hallway.

Hallway 14'5" x 4'11" (4.4 x 1.5)

The spacious hallway has parquet flooring, radiator, storage cupboard and a door leading to the bedrooms, bathroom and lounge.

Lounge/Diner 12'5" x 26'6" max (3.8 x 8.1 max)

A large bay window overlooks the front garden. There is a window to the side and a door leading to the rear garden. The dining area sits on parquet flooring while the living area is carpeted. There are two radiators and a gas fire. Door leads to kitchen.

Kitchen 9'10" x 7'6" (3 x 2.3)

A bright room with a window to the side overlooking the rear garden and a side door with glass to the driveway. The kitchen has tiled flooring and partly tiled walls, a range of fitted base and wall units, a free standing oven and hob with space and plumbing for a washing machine. The combi boiler is housed in this room.

Bedroom One 12'5" x 13'1" max (3.8 x 4 max)

A good-sized bedroom with a large bay window overlooking the front garden and letting in plenty of natural light. Radiator, carpeted floor, and built in wardrobe space.

Bedroom Two 11'5" x 10'9" (3.5 x 3.3)

Another bright and airy bedroom with a window overlooking the rear garden. Carpet, radiator and built in wardrobe space.

Bathroom 7'2" x 5'10" (2.2 x 1.8)

Fully tiled bathroom, corner bath with electric shower over, WC, wash hand basin, radiator and obscure window to the rear.

Annexe Porch 8'6" x 2'11" (2.6 x 0.9)

A separate entry through the annexe porch allows access into the shower room to the left, and the bedroom and sunroom to the right. There's a polycarbonate roof above, with storage space and shelving to the rear.

Shower Room 8'2"x.246'0" (2.5x.75)

Fully tiled shower room, with electric shower, WC, wash hand basin and window to the side.

Annexe 11'9" x 10'2" (3.6 x 3.1)

A door from the annexe porch leads into the annexe space, currently used as a bedroom, with carpet, radiator, window and door to the sunroom beyond.

Sunroom 7'10" x 10'5" (2.4 x 3.2)

The sunroom has a window to the rear and side, with additional door out to the side and polycarbonate roof.

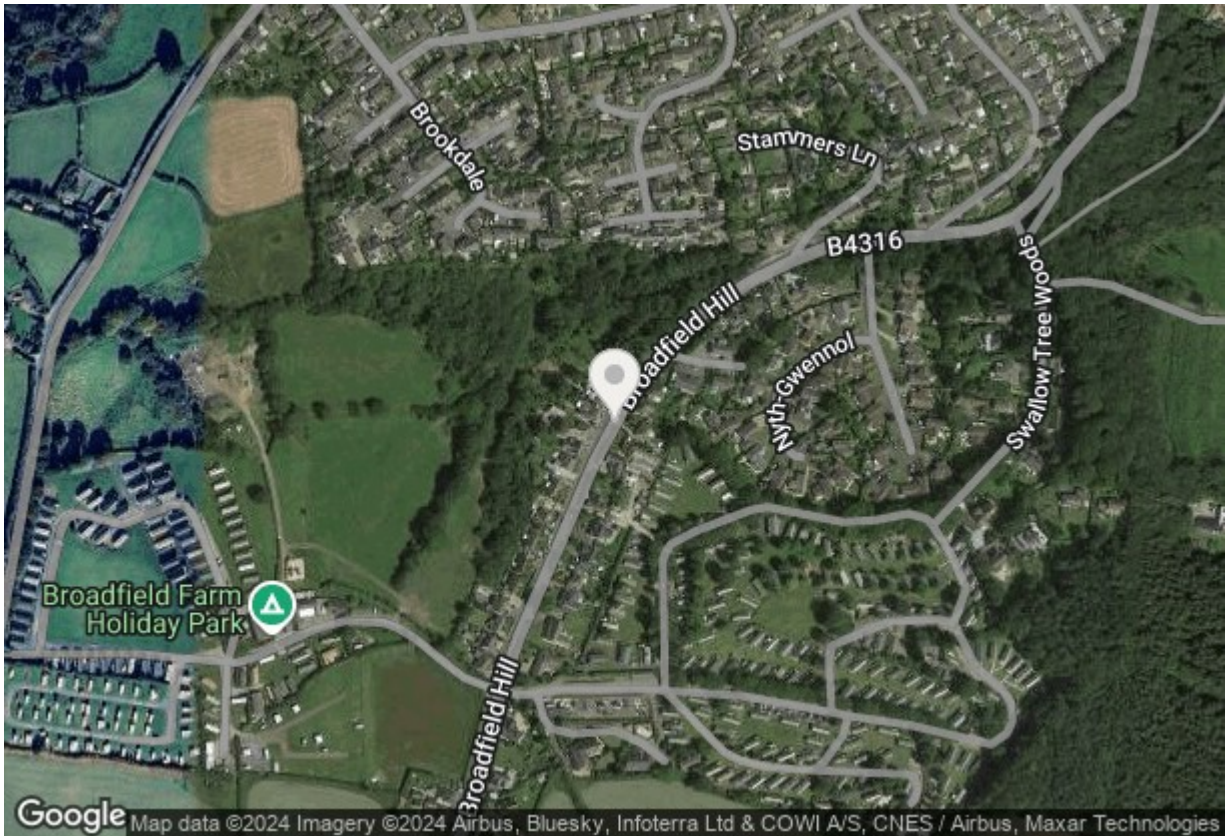
Outside Space

Gates open to the paved driveway with space for 3 cars. The front garden has a lawn and a number of trees and shrubs while the rear garden also has patio areas, lawn, trees and shrubs.

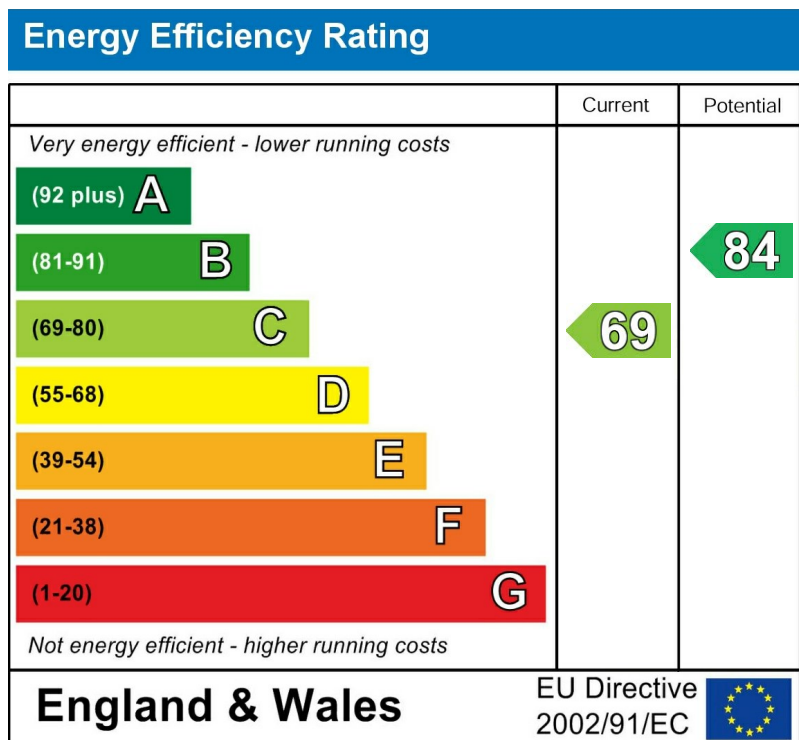
To the front of the plot is an additional parking area accessed directly off the road.

Please Note

The Pembrokeshire County Council Tax Band is E - approximately £2,266.00 for 2024/25.

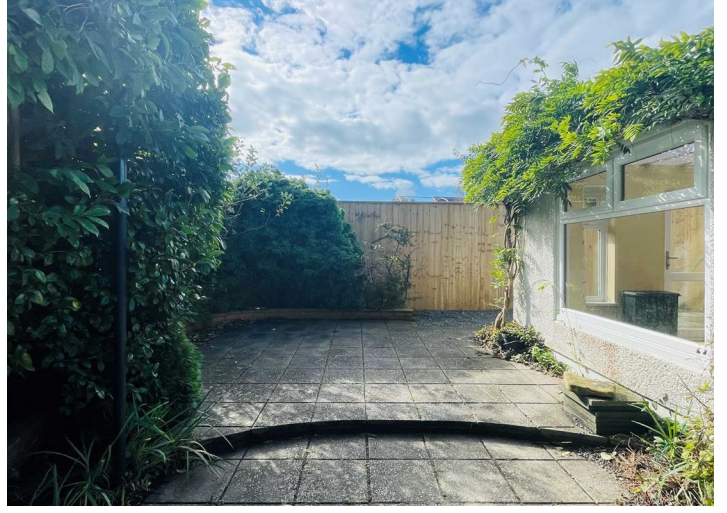


From Tenby head out on the A478, past the village of New Hedges and turn right at the roundabout. Bishopdene is located towards the bottom of the hill on the right hand side. The property is entered through double doors into the porch which opens into the hallway.









Floor Plan

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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