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Bryn Eirian, The Ridgeway Saundersfoot SA69 9LN

£449,950

House - Detached
Freehold



A detached dormer bungalow located approximately a 5-minute walk to the seafront in Saundersfoot. The property benefits from off road parking to the front and rear for several cars, an integral garage, and a good sized enclosed rear garden.

Bryn Eirian is located in the popular area of The Ridgeway, and was recently refurbished by the current owner. There are 4 bedrooms, 2 bathrooms, with a separate lounge alongside the open plan kitchen/diner. Also, there is a utility area off the kitchen, and various storage options.

To the front is a driveway for 2 cars, leading up to the garage. The front door is on The Ridgeway side, and there is additional parking and a storage shed to the rear, accessed off a lane from Ridgeway Close.



LOCK HOUSE C, 1750



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



- **Detached Dormer Bungalow**
 - **Enclosed Rear Garden**
 - **Extra Parking to Rear**
 - **Open Plan Kitchen/Diner**

- **Newly Refurbished**
 - **Garage + Drive**
 - **10 Minute Walk To Sea Front**
 - **Downstairs Bedroom + Shower Room**

Hallway

Spacious and bright entrance hall, with telephone point, under stairs cupboard for coats, shoes etc. There is a tall window at the side of the property by the staircase providing natural light.

Bedroom One 12'6" x 11'10" (3.81 x 3.61)

A sunny bedroom to the front with centre ceiling light point, uPVC double glazed window to the front of the property, radiator.

Lounge 15'9" x 11'0" (4.80 x 3.35)

Also facing South, the bright lounge has centre ceiling light point, uPVC double glazed window to the front of the property, radiator, and parquet flooring.

Dining Room 12'7" x 9'11" (3.84 x 3.02)

Dining Room has tiled floor running through to the newly fitted kitchen, double glazed sliding door to the rear garden with additional picture window, ample space for table and free-standing fridge/freezer, and central pendant lighting.

Kitchen 12'5" x 7'11" (3.78 x 2.41)

A modern fitted kitchen comprising a number of wall and floor mounted units, with feature skylight above. There's a gas range cooker, sink with mixer tap over, and a window and door out to the rear garden. Another door leads to the utility/garage.

Downstairs Shower Room 8'7" x 5'5" (2.62 x 1.65)

Downstairs shower room has corner shower enclosure, WC, sink in vanity and uPVC double glazed obscure window to the rear garden.

Bedroom Two 10'11" x 9'5" (3.33 x 2.87)

A double bedroom (currently with bunk beds), with uPVC double glazed window looking to the rear garden, radiator, wooden flooring and space for freestanding storage units.

First Floor Landing

First floor landing has centre ceiling light point, and large store cupboards.

Bedroom Three 14'8" x 8'3" (4.47 x 2.51)

Bedroom three has centre ceiling light point, uPVC double glazed window to the side of the property, storage into the eaves, and a radiator.

Bathroom 7'6" x 6'8" (2.29 x 2.03)

Bathroom has skylight window, roll top bath, WC, pedestal wash hand basin, and handy storage into the eaves.

Bedroom Four 12'10" x 12'2" (3.91 x 3.71)

Another double bedroom with uPVC double glazed window to the side of the property, radiator, and built in storage cupboard.

Outside

To the front of the property is a lawned front garden, with a paved terrace to the front door. The recently tarmacked driveway leads to the

single garage.

Outside the dining room is a paved area for table and chairs, and beyond is a raised lawned area with mature shrub borders and a pedestrian gate that leads to the rear with access to the additional parking and storage shed.

Garage

A single garage with up and over door to the front with window to the side. The space is currently used for storage, but could accommodate a car.

Parking and Storage Area

Behind the property accessed off Ridgeway Close, is space to park several vehicles. There is also a block built shed, ideal for storage or use as a workshop. A gate gives access into the garden.

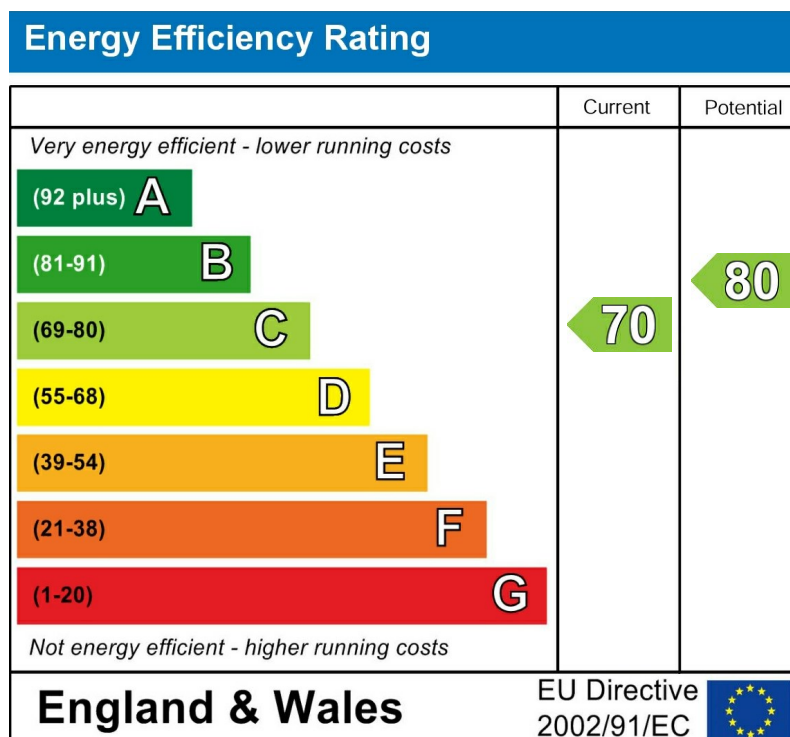
Please Note

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

The council tax is Band E, £2315.44 for 2024/2025.



From Tenby head towards Saundersfoot and at the New Hedges roundabout turn right down St Brides Hill, drive into the village and round the one-way system past the amusement arcade on your left, bear round to the right and take the next left onto the Ridgeway. After approximately a quarter of a mile Bryn Eirian is located on the right-hand side.









Floor Plan



BRYN EIRIAN, THE RIDGEWAY, SAUNDERSFOOT.

Measurements are approximate. Not to scale. Illustrative purposes only
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