



## The Cottage Brooklands Place Saundersfoot SA69 9ND

£275,000

Cottage  
Freehold



A quaint 2 bedroom cottage, with large garden and parking space, situated in the centre of the village.

'The Cottage' is one of a few properties that offers a short, flat walk into the village and harbour. The garden runs along Brooklands place, and offers a range of areas to enjoy including tiers and borders for planting, plus areas of patio and decking to catch the sun. At the end of the garden is a space for vehicles, accessed by a lane off The Ridgeway.

The property has a large lounge, separate kitchen, 2 bedrooms, and a shower room, and it would benefit from some modernisation.

- **2 Bedroom Cottage**
- **Large Garden**
- **Short Walk to Harbour**
- **Character Features**

- **Parking Area to Rear**
- **Village Location**
- **Modernisation Required**
- **Flat Walk Into Village**

#### **Lounge 16'4" x 15'8" (5 x 4.8)**

A large living room with laminate flooring, window to the side, feature timber-clad wall, staircase, and large sliding doors opening out into the garden.

#### **Kitchen 13'9" x 9'2" (4.2 x 2.8)**

Spacious kitchen with tiled flooring, large window to the front, and base units with electric hob, sink, space underneath for oven and fridge, plus a built-in storage cupboard to the rear.

#### **Bedroom One 12'1" x 10'9" (3.7 x 3.3)**

A bright bedroom with laminate flooring, built-in cupboard, and window overlooking the rear garden.

#### **Bedroom Two 13'9" x 9'2" (4.2 x 2.8)**

Another double bedroom with window to the front, laminate flooring, and storage cupboard to the rear.

#### **Shower Room 8'6" x 4'11" (2.6 x 1.5)**

A mostly tiled room with recessed shower enclosure (mains shower), WC, sink in vanity unit, and window to the side.

#### **Entrance Hall**

The property is entered via a Upvc door. The entrance has space to hang coats etc, and opens into the kitchen and to the lounge.

#### **Externally**

There is a large garden to the side of the property, and slabbed area to the front, all enclosed by stone walls. The garden has a range of patio, tiers, gravelled area, and a gate at the rear opens to the parking area at the end of the adjacent lane.

#### **Please Note**

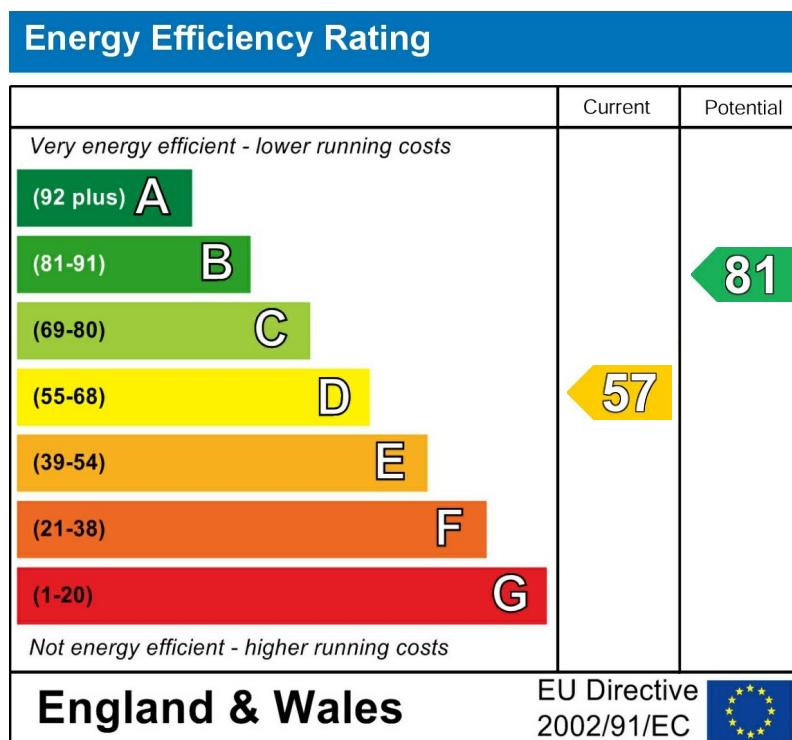
The Pembrokeshire County Council Tax Band is D - approximately £1,894.45 for 2024/25.

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





Following the main road through Saundersfoot village with the arcade and bus stop on your left, Brooklands Place is immediately opposite you between Milford Terrace and the Regency car park.

















Floor Plan



TOTAL FLOOR AREA : 819 sq.ft. (76.1 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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