



7 Brewery Terrace Saundersfoot SA69 9HG

£275,000

Cottage - Semi Detached
Freehold



Brewery Cottage is a characterful freehold property with parking, hidden away in a central location in Saundersfoot Village. A short stroll brings you to the beaches, picturesque harbour, and a variety of local shops bars and restaurants.

The cottage has a spacious open plan living area, two well-proportioned bedrooms and a shower room. Externally, there is a private outside sitting area, enclosed by a stone wall. There is ample parking to the front, with additional space to the side, a rare find in such a central location, providing convenience for both residents and visitors.

The property has a successful history as a holiday let, making it an attractive investment opportunity as well as a private bolthole.

- **Central Village Location**
 - **Outside Space**
- **Close to Shops & Restaurants**
 - **No Onward Chain**

- **Ample Parking**
- **Beaches & Harbour Nearby**
- **Successful Holiday Let**

Lounge/Kitchen/Diner 19'8" x 16'4" (6 x 5)

An open plan space with vaulted ceiling, wood flooring and gas fire. There are windows to the side letting in natural light, with a door opening to the side garden area. The kitchen has gas hob and electric oven, sink with drainer, and space and plumbing for a washing machine.

Bedroom One 11'5" x 9'2" max (3.5 x 2.8 max)

A double bedroom on the ground floor, with wooden flooring centre ceiling light, and a window to the front.

Shower Room 6'2" x 8'2" (1.9 x 2.5)

On the ground floor with a feature exposed stone wall, tiled flooring, shower cubicle, WC, wash hand basin with unit, heated towel rail, window, storage shelves and a cupboard.

Bedroom Two 11'5" x 16'4" pitched (3.5 x 5 pitched)

Stairs lead up the 2nd floor bedroom with pitched ceiling, dormer window to the side, window to the rear, and wooden floorboards.

Exterior

The property is accessed via a tarmac parking area to the front. The side of the property is a gated outside space with decking and partly covered seating area to the rear. To the other side of the property is an additional parking space.

Please Note

Brewery Cottage is currently on small business rates but previously the Pembrokeshire County Council Tax Band was C - approximately £1,862.85 for 2025/26

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

Gas boiler. Double glazing throughout.



When heading into Saundersfoot on Stammers Rd, there is a lane between Delight Takeaway and Studio 4. The property is at the end of this lane, with its parking area directly in front of the building.

Energy Efficiency Rating

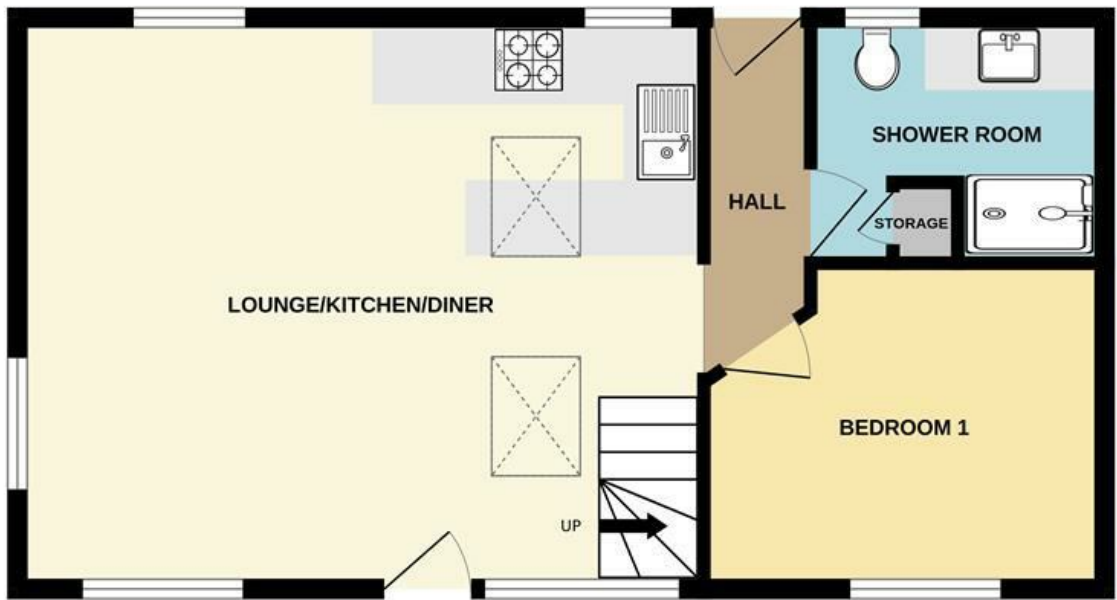
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





Floor Plan

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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