



## Hillcrest, Rushylake, Saundersfoot SA69 9NY

**Offers in the region of £350,000**

Detached Well Presented Character Bungalow  
Charming Well Maintained Gardens  
4 Bedrooms + Annex  
Walk To Beach and Shops  
Ideal Family/Investment Property

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**JB/WJ/76177/090720**

**DESCRIPTION**

**IMMACULATE DETACHED DORMER PROPERTY WITH MATURE GARDENS & PARKING.**

A very well presented, detached 4 bedroom, gas centrally heated and double glazed dormer bungalow. The property benefits from a 23' lounge leading into the garden/dining room which overlooks the pretty mature cottage style rear garden all complimenting the lovely homely feel to this charming property. In addition it benefits from a double glazed annex, ample driveway and is within walking distance to the popular seaside village of Saundersfoot with its golden sandy beaches, harbour and shops and Primary School. This bungalow is also on a bus route. The nearby towns and villages are all accessible and provide all the necessary amenities.

**ENTRANCE PORCH**

Entered via double glazed door with matching side panel to front, tiled floor, radiator, double glazed door to

**ENTRANCE HALLWAY**

Carpet, ceiling light, coved ceiling, radiator, doors to;

**BEDROOM 1**

11'2 x 9'8 plus fitted wardrobes (3.40m x 2.95m plus fitted Carpet, ceiling light, radiator, coved ceiling, double glazed window to front, fitted with a range of wardrobes.

**LOUNGE**

23'9 x 11'6 (7.24m x 3.51m) Carpet, two ceiling lights, two radiators, feature stone wall to one side incorporating log burner set on stone hearth with timber mantle, double glazed window to front, open tread staircase to first floor, obscure multi paned door to;

**DINING ROOM**

15'8 x 11'5 (4.78m x 3.48m) A light bright garden room, carpet, inset ceiling light, coved ceiling, radiator, double glazed patio doors to well maintained garden, double glazed window to side, door to;

**INNER HALLWAY**

Carpet, doors to;

**BEDROOM 4**

8'3 x 7'10 (2.51m x 2.39m) Carpet, ceiling light, glazed window to lounge.

**BATHROOM**

7'9 x 5'3 (2.36m x 1.60m) Tiled flooring, ceiling light, radiator, obscure double glazed window to rear, white suite comprising panel bath with shower over, low level WC, pedestal wash hand basin, tiled walls.

**KITCHEN**

11'5 x 9'2 (3.48m x 2.79m) Timber flooring, ceiling light, radiator, double glazed window overlooks the pretty rear garden, double glazed stable door to side, fitted with a range of wall and base units with worktop over, 1½ bowl stainless steel sink and drainer unit, built-in double oven, 4 ring ceramic hob with extractor over, built-in dishwasher, fridge and freezer, cupboard housing Valiant gas fired boiler servicing the domestic hot water and central heating system, part tiled walls.

**STUDY**

11'6 x 9'11 (3.51m x 3.02m) Timber flooring, inset ceiling light, wall mounted gas fire, two double glazed windows to side, door to kitchen and to entrance hall.

**FIRST FLOOR LANDING**

Carpet, ceiling light, built-in cupboard, doors to;

**BEDROOM 2**

12'8 x 8' (3.86m x 2.44m) Carpet, ceiling light, Velux window, under eaves storage.

**BEDROOM 3 (L SHAPED)**

8'6 x 7' + 8'2 x 3'6 (2.59m x 2.13m +2.49m x 1.07m) Carpet, wall light, Velux window, under eaves storage.

**ANNEX**

**SHOWER ROOM**

Tiled floor, ceiling light, shower.

**SEPARATE WC**

**LIVING ACCOMMODATION**

19'1 x 12'6 (5.82m x 3.81m) Carpet, ceiling light, radiator, double glazed window to front,

double glazed window to side overlooking the garden. There is room for a bed, wardrobe to the rear.

**KITCHENETTE**

Stainless steel sink and drainer unit, plumbing for washing machine, slot-in electric oven, space for tumble dryer, double glazed window overlooking the rear garden, radiator.

**EXTERNALLY**

To the front of the property is a paved drive and gated access to the side allowing parking for 4 / 5 vehicles, level lawn to the front and walled boundary. To the rear of the property is a range of mature shrubs and plants, pond with water feature, numerous paved seating areas, hedge boundary and a **TIMBER SHED.**

**SERVICES**

We are advised that mains services are connected to the property.

**VIEWING**

By appointment with the selling Agents on 01834 842 859 or e-mail [tenby@johnfrancis.co.uk](mailto:tenby@johnfrancis.co.uk)

**OUR OFFICE HOURS**

Monday to Friday  
9:00am to 5:30pm  
Saturday 9:00am to 4:00pm

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Follow us on twitter  
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facebook [www.facebook.com/JohnFrancisEstateAgents](http://www.facebook.com/JohnFrancisEstateAgents)

**TENURE**

We are advised that the property is Freehold

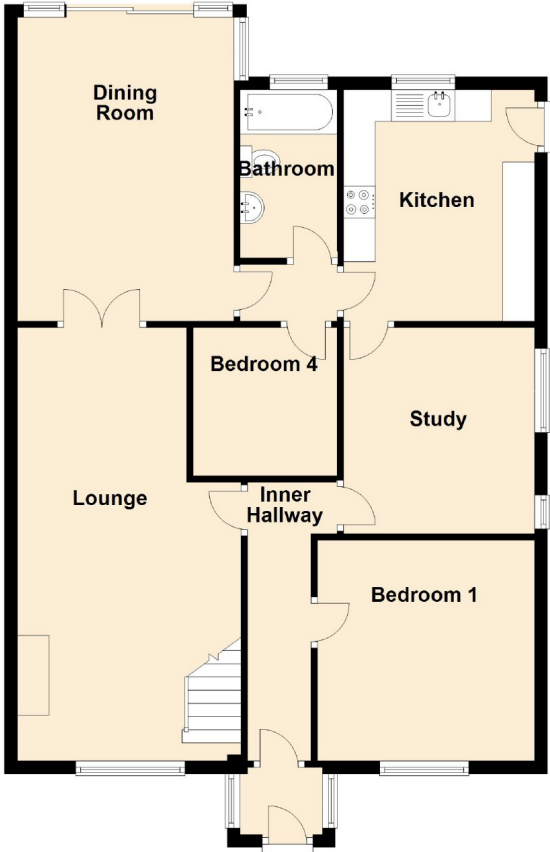
**GENERAL NOTE**

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

**DIRECTIONS**

Take the A478 from Tenby and at the New Hedges roundabout turn right for Saundersfoot. Continue down the hill and the property can be located on the right hand side. Please note the property is located on the right hand side.

### Ground Floor



### First Floor

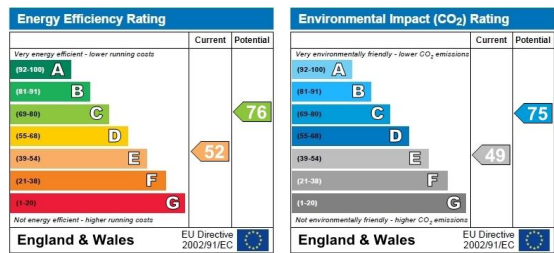


Measurements are approximate.  
Plan produced using PlanUp.

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**John.  
Francis**