



32 Rhodewood House, St Brides Hill, Saundersfoot

Offers In Region Of £294,000

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## 32 Rhodewood House, St Brides Hill, Saundersfoot

This modern first floor apartment is situated in the Rhodewood House development, a short walk from the centre of Saundersfoot Village with its sandy beaches and working harbour. The beautifully presented accommodation comprises Entrance Hall, open-plan Lounge/Dining Room and Kitchen, Two Double Bedrooms, one with an en-suite and Bathroom. The property benefits from gas central heating and double glazing, and is immaculate throughout.

Externally there is an allocated parking space within the covered car parking area and a garage. It also boasts a private garden as well as the communal patio area. The apartment would make an ideal investment and viewing is highly recommended







## THE PROPERTY

### Hallway

Enter property via well presented secure communal lobby, with lift and stairs access, into L-shaped hallway. Doors to all rooms. Door to a large closet. Laminate flooring. Secure entry video phone intercom.

### Lounge/Dining Room

1.8m x 3.35m (5'11" x 3'96")

Open plan living space with window to front. Opening to kitchen. Laminate flooring. Ample space for lounge and family dining suites.









## Kitchen

3.89m x 2.39m (12'9" x 7'10")

French doors to rear of kitchen to decked balcony area. Fitted with a modern range of floor and wall mounted units with co-ordinating black worktop extending to splashback. Inset 1.5 composite sink and drainer with mixer tap. Integral fridge/freezer, washer/dryer and slimline dishwasher. Built-in oven and 4 ring ceramic hob with extractor hood over. Built-in microwave. Inset lights and under cupboard lights. Cupboard housing wall mounted Glo-worm combination boiler. Tiled floor.

## Master Bedroom

3.66m x 3.63m (12'0" x 11'10")

Window to rear with views over the private garden. Doors to built-in double wardrobe. Door to en-suite. Laminate flooring.

## En-Suite Shower Room

Frosted window to the side. WC and matching



## Bedroom 2

3.25m x 2.34m (10'7" x 7'8")

Window to the rear overlooking the private garden. Door to built-in wardrobe.

## Bathroom

Comprising matching WC and wash hand basin with shaving light. Mains shower fitted over double-ended P-shaped bath. Fully tiled wall and floor and extractor.

## Externally

The apartment benefits from a choice of outside areas. There is a decked sun terrace accessed from the kitchen. The property also benefits from a private garden at the rear and a sunny communal patio area to the front. Ample parking is provided in an integral garage, and also in an allocated parking space, with an electric vehicle car charge point, and additional spaces available for visitors.



## Garage

5.87m x 2.49m (19'3" x 8'2")

Garage accessed by up and over door to front with power connection.

## Property Information

We are advised the property is leasehold. There are approximately 190 years left on the lease. Service charge £1302 every 6-months.

Ground rent £175 per annum.

All mains services connected.

Council Tax Band D.

Agents note: The private garden at the rear currently has limited access and would benefit from the addition of some steps.

## Directions









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