



17 Rhodewood House, St Brides Hill

Offers In Region Of £260,000

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This contemporary split level Townhouse is situated in the popular Rhodewood House complex, located within easy walking distance of Saundersfoot village centre and its attractions. The deceptively spacious house benefits from Freehold tenure, with inviting and beautifully presented accommodation arranged over two floors, with an upside down configuration to maximise the wonderful sea and countryside enjoyed from the Upper Floor, which has an open plan living space with the Kitchen to the front and a Lounge/Dining area at the rear. On the Lower Floor you will find a Hallway with ample built in storage, Two Double Bedrooms, and a Shower Room. Externally at the rear, accessed from the Master Bedroom is a private paved patio, enclosed with hedge boundaries; the perfect spot to sit out with a coffee or a glass of chilled wine. The property also benefits from its own allocated parking space at the front, with additional spaces available for visitors.





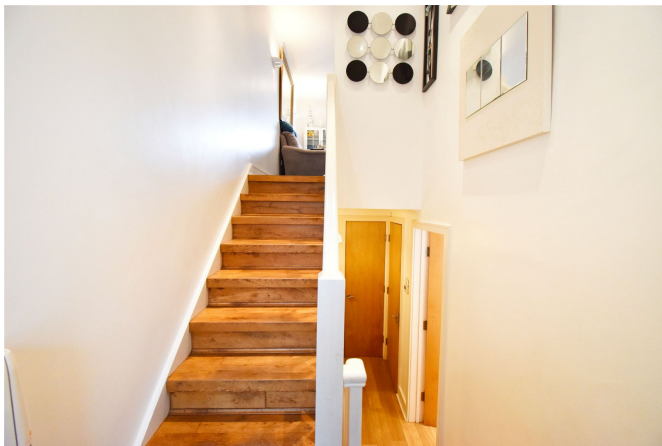
Hallway

Enter via glazed hardwood door into Hallway. Oak staircases to Upper and Lower Floors. Tiled floor.

Open Plan Living Space

9.25m x 4.37m (30'4" x 14'4")

Open plan living space with the Kitchen to the front and a Lounge/Dining area at the rear. Large box bay window to the rear enjoying ever changing sea and coastal views over Saundersfoot Bay and beyond; the current owners were first to reserve when the houses were built and they chose Number 17 specifically as it enjoys the best views. Ample space for lounge suite and family sized dining table and chairs. Hatch to loft space. Tiled floor throughout.





Kitchen

Window to front. Fitted with a range of wall and base kitchen units with matching worktop extending to splash back. Quality integral appliance comprising fridge, freezer, washer-dryer, dishwasher, eye level electric oven, microwave, and four ring electric hob with extractor over. Inset 1.5 composite sink and drainer with mixer tap. Cupboard housing wall mounted Glow-worm gas combi boiler.

Lower Hallway

Doors to all rooms. Door to large under stairs storage cupboard and an additional large storage closet with integral shelving. Laminate flooring.

Master Bedroom

4.37m x 2.67m (14'4" x 8'9")

A good sized Double Bedroom. Window to rear. Frosted glazed door to rear allowing access to a private patio; a wonderful spot to sit out with a



Bedroom 2

3.28m x 2.44m (10'9" x 8'0")

A good sized Double Bedroom. Window to front. Laminate flooring.

Shower Room

Fitted with matching contemporary suite comprising wash hand basin, WC and waterfall mains shower in large glazed enclosure. Extractor. Fully tiled walls and floor.

Extrenally

At the rear there is a small private patio courtyard accessed from the Master Bedroom which is the perfect place to relax and enjoy the sea air. The house benefits it's own allocated parking space at the front, there is also parking provision for visitors. Rhodewood House has recently installed electric car charge points for residents use.



Property Information

We advised the property is Freehold, 17 Rhodewood House does not pay any service charges for site maintenance, only a 1/26 share for the cost of cutting the lawns in the communal areas.

All mains services connected.

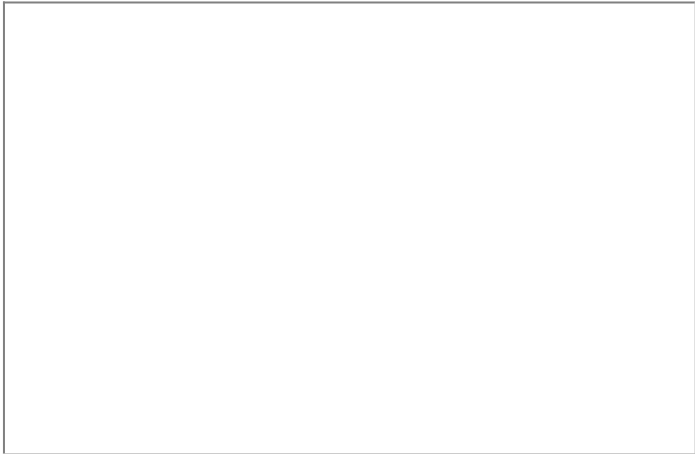
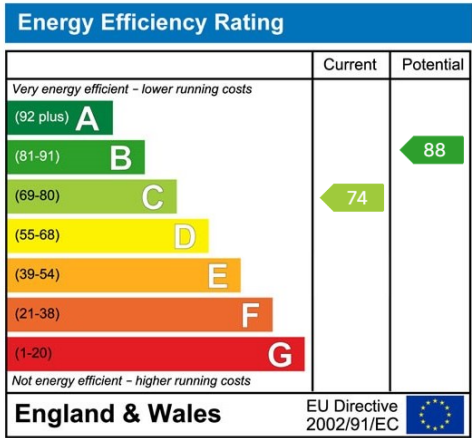
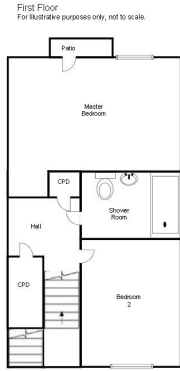
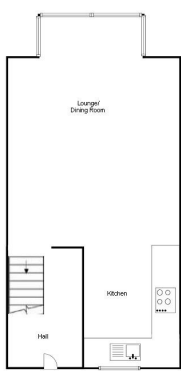
Council tax Band E.

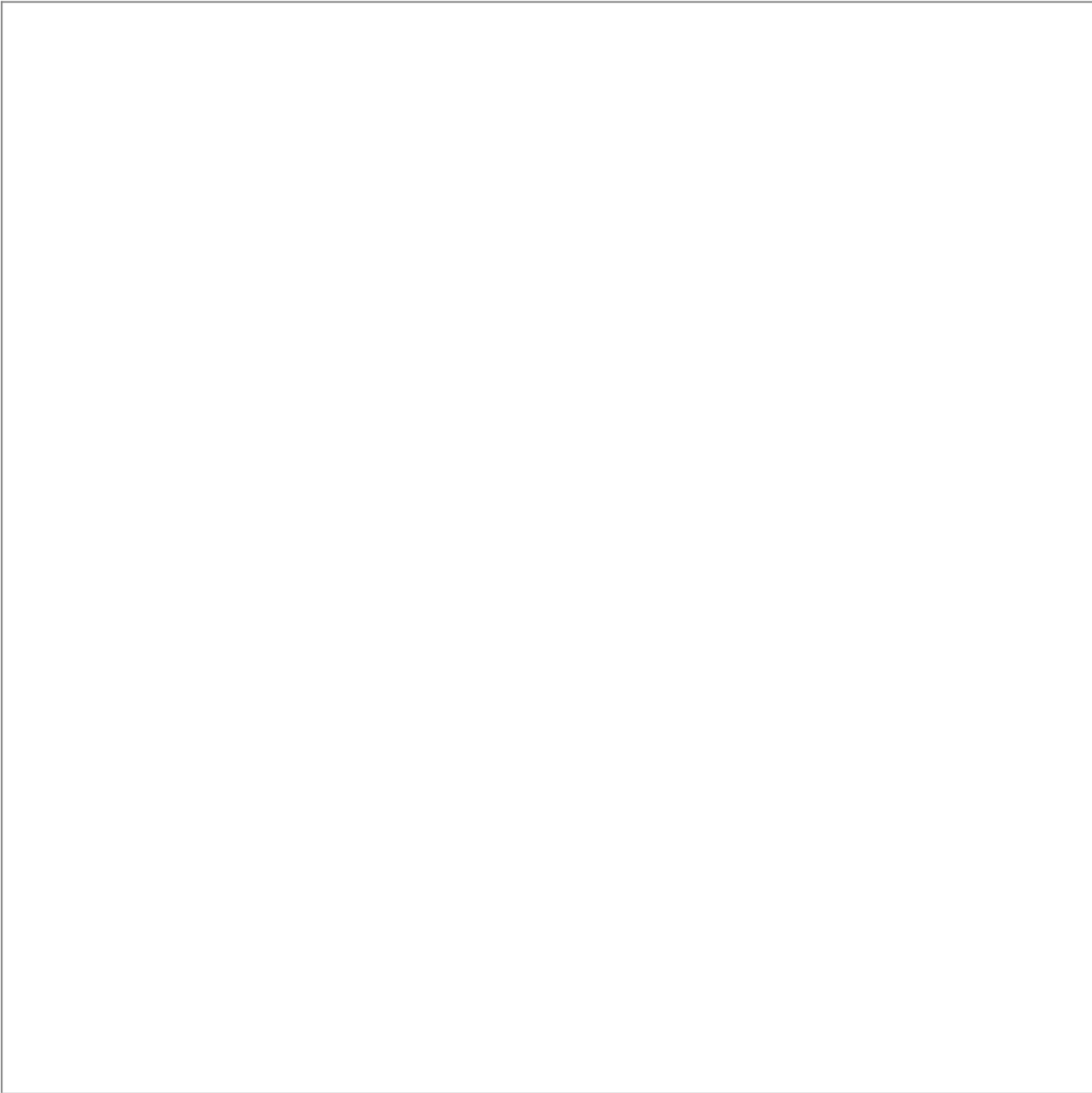
There are no restrictions on commercial holiday letting or long letting.

Directions

From Tenby proceed north on the A478. On reaching the New Hedges roundabout, turn right to Saundersfoot village. The development is on the left hand side shortly before St Bride's Hotel & Spa.







Energy performance certificate (EPC)

17 Rhodewood House	Energy rating	Valid until: 11 July 2032
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