



5 Ferndale, Saundersfoot

Offers In Region Of £284,950

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5 Ferndale, Saundersfoot





The Property

5 Ferndale is a beautifully presented link-detached house offering chic contemporary design located in a peaceful cul-de-sac location within easy walking distance of Saundersfoot Village Centre. The deceptively spacious and well appointed accommodation, which benefits from gas central heating and uPVC double glazing throughout, comprises on the Ground Floor: Hall, Lounge, Kitchen/ Breakfast Room, and a versatile Garage Conversion, currently being used as Third Double Bedroom. On the First Floor there are Two Double Bedrooms and a Shower Room. There are low maintenance gardens to both front and rear; the rear has a decked seating area sheltered by a wooden pergola and canvas canopy, offering a perfect spot for al fresco dining. A manicured lawn, mature shrubs and trees and a charming tree house make the final touches. A tarmac driveway provides off road parking for one car, and a garden storeroom provides a space to stow garden equipment and beach paraphernalia when not in use. Saundersfoot is a universally popular resort with lovely sandy beaches, a working harbour, boutiques, shops and amenities including doctors surgery and primary school. The property would make an ideal family home or investment and has no upward chain; viewing is highly recommended.



Entrance Hall

Enter via composite frosted glazed uPVC door to Hall. Stairs to First Floor. Door to Lounge.



Lounge/Dining Area

13' 07" x 10' 03" (4.14m x 3.12m)

Large bay window to front allowing lots of natural light. Opening to Dining Area, in turn leading to Kitchen/Breakfast Room. Door to Inner Hall. Wooden flooring. Ample space for family sized lounge and dining suites.

Kitchen/Breakfast Room Area

14' 05" x 7' 07" (4.39m x 2.31m)

Window to rear. Glazed patio doors to rear opening to a sunny decked seating area. Fitted with a range of contemporary wall and base units with matching wooden worktop. Inset stainless steel 1.5 sink with drainer in worktop. Integral under counter fridge and freezer. Space and plumbing for washing machine. Corresponding island unit with integral electric hob and oven with extractor hood over, extending to breakfast bar providing additional seating. Part tiled walls. Wooden flooring.

Inner Hall



Versatile Garage Conversion - Ideal For Third Bedroom

12' 04" x 8' 09" (3.76m x 2.67m)

French doors to rear leading to patio. Previously an integral garage, this clever conversion maximises the available accommodation and is ideal for use as a Third Double Bedroom, a Second Reception Room, a Home Office or Studio. Ceramic tiled flooring.

First Floor Landing

Doors to all rooms. Loft hatch.

Bedroom 1

11' 02" x 9' 10" (3.4m x 3m)

Window to front. Door to built in cupboard.



Bedroom 2

11' 07" x 7' 04" (3.53m x 2.24m)

Window to rear, currently being used as a twin room, but would easily accommodate a double bed.

Shower Room

Frosted window to rear. Fitted with matching modern suite comprising wash hand basin in vanity unit, WC, and mains waterfall shower in large glazed enclosure. Fully tiled walls and floor.

Garden Store

Up and over door to front. This useful store is ideal for garden furniture and beach paraphernalia.





Externally

The property is approached from the front over a low maintenance gravelled area, with a tarmac driveway offering off road parking for one car, with gated access at the side allowing access to the rear. To the rear of the property you will find a sunny garden with a decked seating area sheltered by a pergola and canvas canopy, perfect for al fresco dining, The rear garden has a neat lawn with established shrubs and trees, and even a charming timber treehouse.

Directions

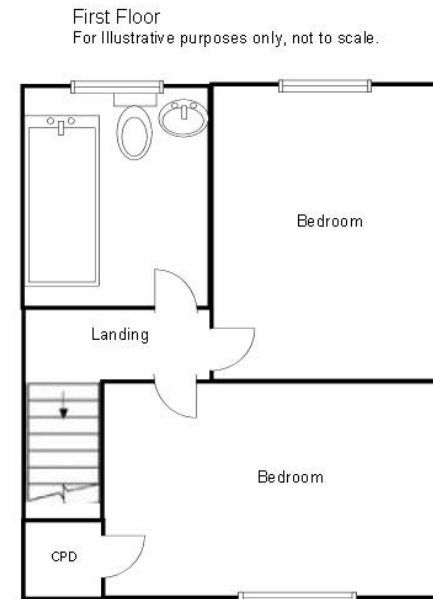
From Tenby travel north to the roundabout at New Hedges. Continue straight across taking the first right turn into Sandyhill Road. Proceed for about half a mile then turn right into Sandy Hill Park and continue straight ahead. Ferndale is in a cul-de-sac on the left. No. 5 will be found on your left hand side.

Property Information

We recommend that you contact the agent for further information.



Ground Floor
For illustrative purposes only, not to scale.



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	66	
(39-54) E		
(21-38) F		
(1-20) G		



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