



8 Castle View, Saundersfoot

Offers In Region Of £379,950

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8 Castle View, Saundersfoot





THE PROPERTY

This beautiful detached house is situated in a much sought-after cul-de-sac location within a short level walk of the popular seaside village of Saundersfoot. The bright and well-appointed accommodation comprises Hall, Kitchen/Breakfast Room, Lounge/Dining Room, Utility and Shower Room on the Ground Floor. On the First Floor are Three Bedrooms, and a Family Bathroom. The property benefits from uPVC double glazing throughout, and gas central heating provided by a modern combi boiler with a Hive smart thermostat. There is great potential to extend the property at the side and rear to create a fourth bedroom should you wish, subject of course to the necessary consent. The current owner has recently re-plastered and redecorated the entire property, providing the perfect blank canvass for you to decorate to your own taste.

The house is approached over a tarmac driveway which provides ample off road parking. A path to the side leads through gated access to the rear south westerly facing landscaped garden, with a sunny patio accessible from the dining room, sheltered by a pergoda with beautifully scented flowering climbing plants, and a charming timber summerhouse. The property also has a pretty enclosed front garden area which could easily be converted to provide additional parking. Saundersfoot is one of Pembrokeshire's most popular seaside destinations with wonderful sandy beaches, a working harbour and lots of restaurants, pubs and boutique shops, and schools of all levels nearby.



Hallway



Kitchen/Breakfast Room

5.41m x 2.62m (17'9" x 8'7")

Large Kitchen with window to the rear overlooking the garden. Fitted with a range of wall and base units with matching worktop. Inset ceramic sink and drainer with mixer tap over. Space and connection for dual fuel cooker with extractor hood over. Integral freezer. Space and connection for dishwasher. Doors to Utility and Dining Room. uPVC door to side leading to outdoor storage area and driveway. Double doors to large under stairs cupboard. Part tiled walls. Laminate floor

Utility Room

Fitted with a range of wall and base units. Space and connection for washing machine, tumble dryer and additional upright fridge freezer. Frosted window to the rear. uPVC door to rear giving access to the garden. Space saving sliding door to Shower Room. Door to Kitchen. Cupboard housing modern Vaillant gas combi boiler. Part tiled walls. Laminate flooring.



First Floor Landing

Window to side. Doors to all rooms. Loft hatch. The First Floor has great potential to add a second storey extension to provide a fourth En Suite Bedroom should you wish, subject of course to the necessary permissions.

Bedroom 1

3.58m x 2.84m (11'9" x 9'4")

Large window to the front. Built-in Floor to ceiling double and triple wardrobes. Telephone point.

Bedroom 2

2.95m x 2.31m (9'8" x 7'7")

Window to rear. Built-in double wardrobe. Telephone point.



Bedroom 3

2.64m x 1.88m (8'8" x 6'2")

Window to rear. Overbed storage and side shelving. Double wall cupboard in alcove.

Bathroom

L-shaped room. Frosted window to front. Fitted with matching modern suite comprising WC, pedestal wash hand basin with illuminated vanity mirror above, and bath with mixer shower. Heated towel rail. Double door to airing cupboard housing electric immersion heater.

Externally

At the front of the property is a large driveway which provides ample off road parking, and an outdoor covered storage area. Adjacent is also a pretty enclosed landscaped garden. There is enormous potential to create additional off road parking here should you require it.

At the rear of the property is a south westerly





Property Information


We are advised the property is Freehold with all mains services connected.

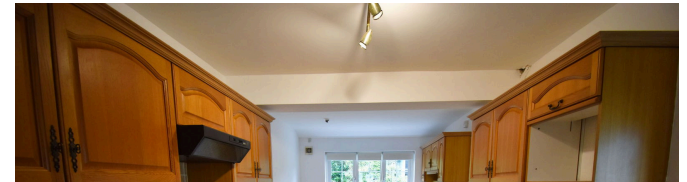
Council Tax Band - D

Directions

From Tenby travel north to the roundabout at New Hedges. Proceed straight across and after a short distance take the first right turn into Sandyhill Road. Continue to the bottom of the hill and turn left into Saundersfoot village, head around the one-way system and up the hill on Milford Terrace continuing straight ahead onto Church Terrace. The junior school will be on your right-hand side whilst following the road to the left. Next left turn into the Whitlow Estate and straight along the road until you reach Castle View. No. 8 will be found on the left.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





Ground Floor
For illustrative purposes only, not to scale.



First Floor
For illustrative purposes only, not to scale.