



Sea Breeze, Pleasant Valley

Offers In Region Of £495,000

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# Sea Breeze, Pleasant Valley







## THE PROPERTY

An attractive detached cottage with reverse accommodation allowing the superb views over the valley and woodland to be enjoyed from the first floor lounge. The beautifully presented accommodation comprises Entrance Porch, Hallway, Cloakroom, Kitchen/ Diner and Two Double Bedrooms, one of which is en-suite, on the ground floor. The first floor accommodation consists of Lounge, Bedroom and Family Bathroom. The property further benefits from oil fired central heating and uPVC double glazing throughout. To the front is a paved driveway with parking for several cars with a lawned area to the side and a paved patio. The enclosed terraced rear garden, which can be accessed from both sides of the property, features a composite decked area with a glass canopy and steps leading up to the raised lawn with views over the valley and woodland beyond. The property is in a popular location within walking distance to the beach at Wiseman's Bridge, and a short drive away from the villages of Saundersfoot and Kilgetty with their attractions and amenities, which makes it an excellent investment as either a holiday home or a superb family home.



### Porch

Enter through hard wood front door with glass pane. Tiled floor. Door to inner hall.

### Hall

Doors to various rooms. Stairs to first floor. Solid wood floor. Open to kitchen/dining







## Kitchen/Dining Room

5.99m x 4.04m (19'7" x 13'3")

Open plan layout. Hard wood floor. Ample space for dining table. Sliding glazed doors to rear. Door to under stairs cupboard housing the washing machine, tumble dryer and Grant combi boiler.

## Kitchen

The kitchen area has fitted base and wall units with matching worktop. Window to front with countryside views. Stainless steel 1.5 bowl sink with drainer and mixer tap. Integral electric hob and oven with extractor over. Integral fridge freezer. Space and connection for dishwasher.

## Bedroom 1

3.76m x 2.97m (12'4" x 9'8")

Twin Bedroom with window to the front.



## Bedroom 2

4.93m x 2.92m (16'2" x 9'6")

Double bedroom with window to the rear. Door to en-suite.

## Ensuite

Shower cubicle with mains waterfall shower. WC. Pedestal wash hand basin. Fully tiled walls and floor. Heated towel rail. Extractor. Frosted pane window to rear. Shaving point and light.

## Cloakroom

2.06m x 1.14m (6'9" x 3'8")

WC. Pedestal wash hand basin. Fully tiled walls. Window to front. Extractor. Laminate flooring.



## First Floor Landing

Vaulted ceiling. Doors to all rooms. Loft hatch. Window to rear.

## Lounge

6.02m x 4.93m (19'9" x 16'2")

Two windows to rear. Two sets of French doors opening onto Juliet balconies with superb views over Pleasant Valley and the woodland beyond. Multi fuel burner. Vaulted ceiling with exposed beams. Hard wood floor.

## Master Bedroom

6.02m x 2.82m (19'9" x 9'3")

Window to front and one to rear. Vaulted ceiling with exposed beams.





## Shower Room

Fitted with suite comprising mains connected waterfall shower, WC and pedestal wash hand basin. Fully tiled walls. Door to airing cupboard. Frosted pane window to front. Vanity unit. Heated towel rail. Extractor.

## EXTERNALLY

To the front is a paved driveway with parking for several cars. The enclosed terraced rear garden, which can be accessed from both sides of the property, has a decked area with steps leading up to the summer house, garden shed and lawn offering views over the valley and woodland beyond. Benefits from composite decking and a glass canopy.

## Property Information



## Directions

From our office travel north towards Kilgetty. At the first roundabout with the A477 turn right and head towards Carmarthen on the By-Pass. After approximately half a mile take the right turn signposted Stepside. Go into the village, over the bridge, then take the next left turn signposted Pleasant Valley and then the next left again. Continue on this road and the property will be found on the left hand side after about half a mile.

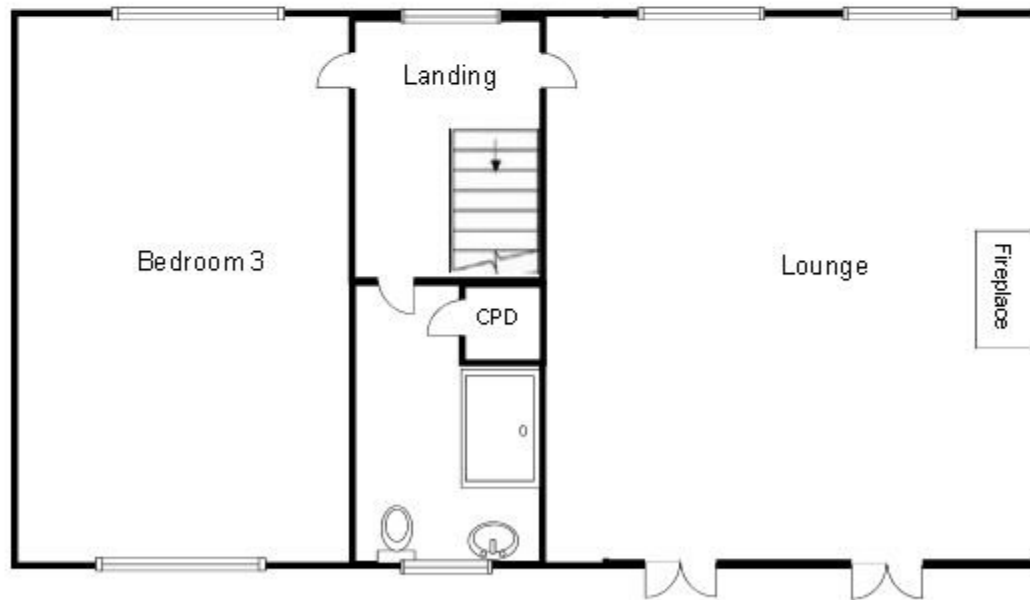
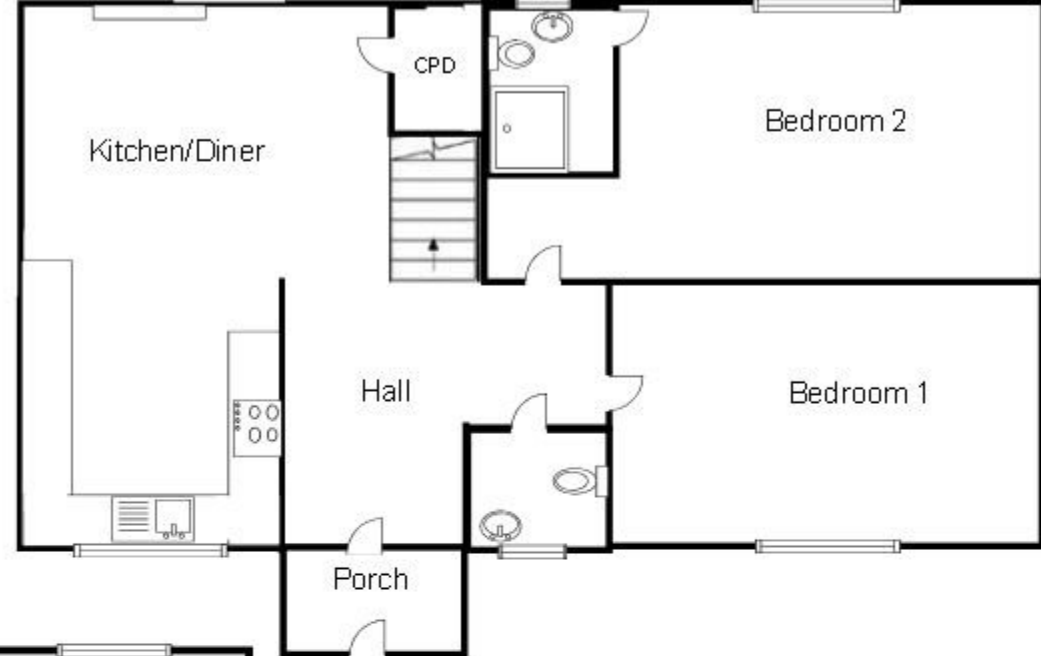






Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		

Ground Floor  
For Illustrative purposes only, not to scale.



First Floor  
For Illustrative purposes only, not to scale.