



33 Swallow Dale, Saundersfoot

Offers In Region Of £475,000

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Chandler Rogers is proud to present 33 Swallow Dale; an immaculate split-level detached house located in a peaceful cul-de-sac in the popular coastal village of Saundersfoot. The spacious and welcoming accommodation comprises Entrance Hall, Bedroom 4 and Cloakroom on the mid level, Lounge, open plan Kitchen/Dining Room and Utility on the lower level, and Three further Double Bedrooms, the Master with En-Suite Shower Room, and a separate Family Bathroom on the upper level. To the rear is a beautiful south facing garden with a paved patio with sheltered canopies, a neat lawn and well stocked herbaceous borders. A fully insulated and soundproofed Studio/Garden Room provides a versatile space, ideal for a music or craft room, or for an office space for those who work from home. To the front, a block paved driveway provides ample off road parking for three vehicles, with additional parking available in the Detached Garage.





The Property

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Entrance Hall

Enter via uPVC door into Hall. Doors to Bedroom 4 and Cloakroom. Stairs to upper and lower levels. LVT flooring.



Bedroom Four

2.95m x 2.84m (9'8" x 9'3")

Window to rear. A good sized Double Bedroom.

Lower Level Hallway

Doors to Lounge and Kitchen/Dining Room. LVT flooring.

Lounge

5.82m x 3.51m (19'1" x 11'6")

Sliding glazed doors to rear giving access to the garden and patio. Gas coal effect fire with marble hearth and surround and wooden mantel. LVT flooring.

Open Plan Kitchen/Dining Room

5.84m x 4.7m (19'2" x 15'5")

Window and sliding glazed doors to the rear from the Dining Area opening to the rear garden and patio. Doors to Utility Room and large storage closet. The Kitchen Area is fitted with a range of wall and base units with matching worktop. Inset composite 1.5 bowl sink and drainer with mixer tap over. Integral eye level electric oven and grill. Integral four ring gas hob with extractor over. Integral fridge, freezer and dishwasher. Part tiled walls. LVT flooring. Ample space for family sized dining suite.

Utility Room

Fitted with a range of wall and base units with matching worktop. Inset stainless steel sink and drainer. Space and connection for washing machine, tumble dryer and upright fridge freezer. Wall mounted Worcester gas combi boiler. Glazed uPVC door to the side. Part tiled walls. LVT flooring.

Master Bedroom

4.62m x 3.2m (15'1" x 10'5")

Window to rear enjoying garden and woodland views. Door to En-Suite Shower Room.

En Suite Shower Room

Frosted window to side. Fitted with matching suite comprising WC, wash hand basin in vanity with illuminated mirror above, and mains shower in large glazed enclosure. Part tiled walls. Vinyl flooring.

Bedroom 2

3.58m x 3.53m (11'8" x 11'6")

Window to rear enjoying garden and woodland views.





Bedroom Three

3.53m x 2.54m (11'6" x 8'4")

Window to rear enjoying garden and woodland views. Currently used as a twin room but would easily accommodate a double bed.

Bathroom

Frosted window to side. Fitted with matching modern suite comprising bath with mixer tap, WC, wash hand basin in vanity units, and mains shower in separate large glazed enclosure. Part tiled walls. Vinyl flooring.

Externally

The property is approached from the front over a block paved driveway, which provides ample off road parking for three vehicles and leads to the Detached Garage. The rear of the property can be accessed through gated access at the side, where there is a beautiful south facing enclosed garden with a paved patio sheltered by a newly installed canopy, a neat lawn and well stocked



Garden Room/Studio

5.87m x 3.84m (19'3" x 12'7")

A fantastic inclusion to the property, this fully insulated and sound-proofed Garden Room was added by the current owners in 2020 and provides an excellent annex ideal for a home office, treatment room or mixed media studio. Featuring infra-red heating, 20 double plug sockets, a hard wired smoke alarm and emergency lighting, and low maintenance composite cladding. Glazed uPVC door to the side. Sliding glazed doors to the front opening to the garden.

Garage

5.72m x 3m (18'9" x 9'10")

Electric roller door to front. Frosted window to side.

Property Information

We are advised the property is freehold, with all mains service connected.



Directions

From Tenby proceed north on the A478. At the New Hedges roundabout continue straight over and take the first right into Sandyhill Road. On reaching the brow of the hill turn right into Sandyhill Park then first left into Bevelin Hall. Follow the road for a short distance and turn right into Swallow Dale. Continue round to the left and at the bottom turn right. Number 33 will be found in the corner.



Lower Floor
For illustrative purposes only, not to scale.



Middle Floor
For illustrative purposes only, not to scale.



Upper Floor
For illustrative purposes only, not to scale.





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