



Hafodwen, St. Brides Hill, Saundersfoot

Offers In Region Of £799,950

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Hafodwen, St. Brides Hill, Saundersfoot

Hafodwen is an elegant detached 1930's family residence set in substantial grounds and conveniently located approximately half a mile from the village centre of Saundersfoot. The spacious accommodation comprises Porch, Entrance Hall, Lounge, Dining Room, Kitchen, Utility and Shower Room on the Ground Floor. On the First Floor are Four Double Bedrooms, two with En Suite facilities and a Family Bathroom. Situated in the grounds is a self contained Annex with accommodation consisting of One Bedroom, Lounge/ Kitchen/Diner and Shower Room. Externally to the front is a driveway providing parking for several vehicles, and to the rear is a large enclosed garden laid to lawn, with a patio adjacent to the rear of the property and a wonderful variety of mature trees and shrubs. The property also enjoys stunning sea views over Saundersfoot Bay towards Amroth and Pendine from the First Floor.





Porch

Arch doorway with porthole window above. Parquet flooring. Glazed door to Hall and door to Shower Room.

Inner Hall

Stairs to First Floor. Doors to Dining Room, Lounge and Porch. Parquet flooring.





Lounge

4.7m x 7.26m (15'5" x 23'10")

Double aspect with two windows to the side and window and box bay window to the rear with a glazed door to the side leading to the patio. Gas fire in original polished stone surround. Parquet flooring.

Dining Room

4.62m x 3.28m (15'2" x 10'9")

Full height window and glazed door to the rear leading to the garden. Log burner in fireplace with tiled hearth. Parquet flooring. Ample space for family sized dining suite. Opening to Kitchen.

Kitchen

6.17m x 2.97m (20'3" x 9'9")

Double aspect with two windows to the front and one to the rear, and a glazed door to the side, allowing plenty of light into the kitchen. Door into Utility Room. Opening to Dining Room. Fitted with a range of wall and base units with



Utility Room

4.24m x 3.56m (13'11" x 11'8")

Double aspect with windows to the front and side. Doors to Kitchen and Hall and under stairs cupboard, housing pressurised hot water system and gas combi boiler. Stainless steel sink and drainer with mixer tap, space and connection for washing machine, wine cooler, and freezer. Part tiled walls and vinyl flooring.

Shower Room

Frosted Window to front. Fitted with matching suite comprising WC, wash hand basin. Electric shower in walk in enclosure. Part tiled walls, vinyl flooring.

Landing

Stained glass window at front. Doors to all rooms.



Bedroom 1

2.62m x 3.2m (8'7" x 10'6")

Window to side. Door to En Suite Shower Room.

Bedroom 1 En Suite

Frosted window to side. Fitted with matching suite comprising WC and wash hand basin. Mains shower in glazed enclosure. Fully tiled walls and floor.

Bedroom 2

3m x 4.8m (9'10" x 15'9")

Large window overlooking rear garden, enjoying stunning sea and coastal views. Door to En Suite Bathroom.





Bedroom 2 En Suite

Window to rear. Fitted with matching suite comprising WC, bidet, pedestal wash hand basin, free standing roll top bath and waterfall mains shower in separate glazed enclosure. Part tiled walls and vinyl flooring.

Bedroom 3

4.37m x 4.34m (14'4" x 14'3")

Box bay window to the rear enjoying garden, sea and coastal views.

Bedroom 4

3.1m x 2.79m (10'2" x 9'2")

Window to front.

Family Bathroom

Frosted window to front. Fitted with matching suite comprising WC, pedestal wash hand basin, and double ended roll top bath with handheld mixer shower attachment. Fully tiled walls and floor.

Externally

The property is approached from the front over a large driveway which provides ample parking for multiple vehicles. A paved pathway leads either side of the property to the large rear garden with beautiful mature ginkgo, magnolia and numerous other trees, a large lawned area and a choice of paved seating areas, perfect for al fresco dining.

Annex

Hafodwen further benefits from a One Bedroom One Bathroom self contained Annex with it's own outside space, ideal to let out to provide an income, for guest accommodation or for multi-

Lounge/Kitchen/Diner

6.71m x 2.95m (22'0" x 9'8")

Windows to each side. Window and French doors to front leading to a decked seating area. The Kitchen area is fitted with a range of wall and base units with matching worktop extending to a breakfast with space for two seats. Integral appliances comprising 4 ring gas hob and eye electric oven and grill, fridge and dish washer. Inset stainless steel sink and drainer. Water resistant panelling to the walls. Tiled floor. The Lounge area has laminate flooring.

Bedroom

2.79m x 5.36m (9'2" x 17'7")

Window to side, laminate floor.

Shower Room

Frosted window to side. WC and wash hand basin in vanity unit. Main shower in walk in enclosure. Heated towel rail.

Property Information

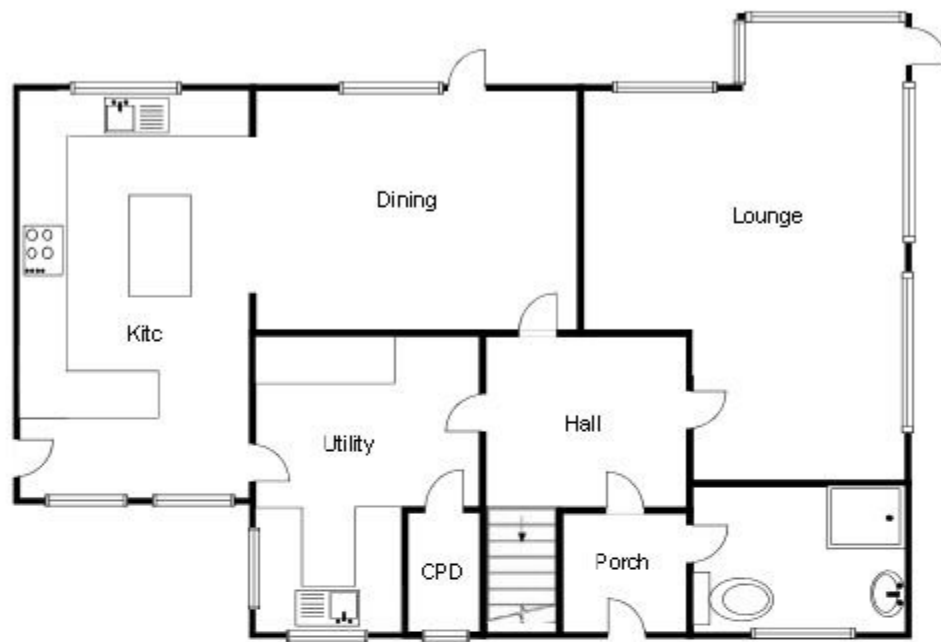
We are advised the property is Freehold, with all mains service connected.

Council Tax Band F.

Directions

From Tenby proceed north on the A478. On reaching the New Hedges roundabout, turn right to Saundersfoot. Follow the road down towards Saundersfoot village. Before reaching the St Brides Hotel the property will be found on the right.





Ground Floor
For illustrative purposes only, not to scale

First Floor
For illustrative purposes only, not to scale.

