



7 Captains Walk, Saundersfoot

Offers In Region Of £599,950

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CHANDLER ROGERS
ESTATE AGENTS

7 Captains Walk, Saundersfoot





THE PROPERTY

Situated in an elevated position commanding superb views over Saundersfoot beach and the coastline beyond, 7 Captains Walk is a superb split-level Town House in one of the most desirable locations in the village. The open plan accommodation ensures plenty of natural light and comprises Entrance Hall, Lounge, Dining Area, Kitchen, Sun Lounge and Three Bedrooms, the Master with En-Suite, and a separate Family Bathroom. Large windows in the rear rooms ensure enjoyment of the views is maximised. The property is accessed via a private road and benefits from an integral garage plus driveway parking for up to three cars, decked balconies to the front and rear, and an enclosed patio area at the rear which provided a fantastic spot to sit out and enjoy the ever-changing views. There are also the added benefits of gas fired central heating and uPVC double glazing throughout. 7 Captains Walk is ideal for use as a luxurious holiday letting property or is equally suitable as a superb family home. Viewing is essential.



Entrance Hall

Enter through glazed uPVC door into Hall. Laminate flooring with stairs up and down and access to various rooms. Doors to three built in cupboards.

Family Bathroom

Frosted window to the front. Fitted with matching suite comprising pedestal wash hand basin, WC, and bath and mains shower



Bedroom 3

2.39m x 2.36m (7'10" x 7'9")

Window to front.

Lounge

6m x 5.41m (19'8" x 17'9")

A bright and airy room with incredible views. Floor to ceiling windows with sliding patio doors to the rear which open onto a sunny balcony with newly installed timber decking. Laminate flooring. Stairs to the the upper and lower levels.

Balcony

Running the entire width of the house, this fantastic sunny balcony features newly installed timber decking with a glass balustrade to maximise the light, and enjoys unrivalled sea and coastal views over Saundersfoot bay; on a clear day you can see all the way to the Gower Peninsula and Worm's Head. A wrought iron spiral staircase leads down to the lower deck and patio.



Dining Room

3.5m x 2.97m (11'5" x 9'8")

Window and sliding glazed doors to the front, leading to a further decked balcony. Opening to Kitchen. Stairs to Mezzanine level. Ample space for family sized dining suite. Laminate flooring.

Kitchen

0.4m x 2.3m (1'3" x 7'6")

Window to front. Fitted with a range of wall and base units with matching worktop extending to breakfast bar with space for two stools. Inset 1.5 stainless steel sink and drainer with mixer tap. Integral electric 4 ring hob and oven with extractor over. Space and connection for dishwasher and under counter fridge. Part tiled walls and tiled floor.

Mezzanine Sun Lounge

4.06m x 3.51m (13'4" x 11'6")

Windows to the side and rear with a glazed dormer cheek to maximise the stunning views.



Lower Ground Floor Hall

Doors to Bedrooms 1 and 2. Stairs to the upper and lower levels.

Master Bedroom

3m x 3.71m (9'10" x 12'2")

Window and glazed door rear opening to the patio and lower deck. Built in closet. Fitted bedroom suite. Door to en-suite.

Master En-Suite Shower Room

Frosted window to side. Fitted with matching suite comprising wash hand basin in vanity unit, WC, and mains shower in glazed enclosure. Tiled flooring. Water resistant panelling to the walls.





Bedroom 2

2.29m x 3.58m (7'6" x 11'9")

Window to rear with views of the coastline. Built in double wardrobe.

Garage

4.8m x 3.61m (15'9" x 11'10")

Up and over door to front, Power connected. Opening to Utility Room.

Utility Room

Space and connection for washing machine and tumble drier. Wall mounted ARAG gas fired combi boiler.



Externally

The property benefits from a choice of external areas which allow you to follow the sun as it moves overhead throughout the day. There is a small decked balcony accessed from the Dining Room, perfect for enjoying morning coffee with the newspapers. A larger decked balcony is accessed from the Lounge and enjoys stunning panoramic views over the bay and the coastline beyond. Steps leads down from here to the lower level which has a paved patio and a further deck, again with stunning views, which provides an amazing space for al fresco dining, barbeques and relaxing. The lower deck can also be accessed from the Master Bedroom. There is also the added benefit of ample off road parking available on the driveway and in the integral garage.

Property Information

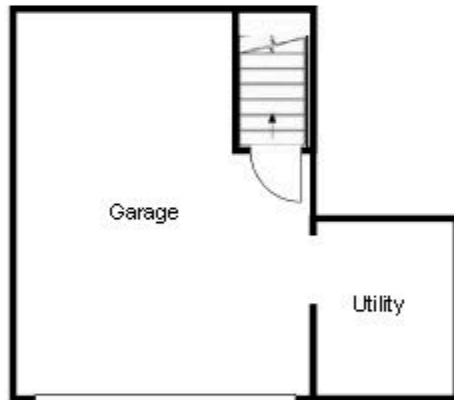
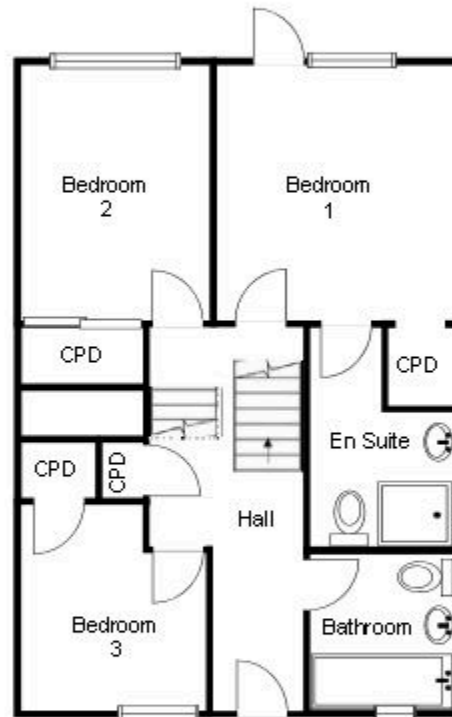
We are advised the property is Freehold, with all mains services connected.

Council Tax Band F.

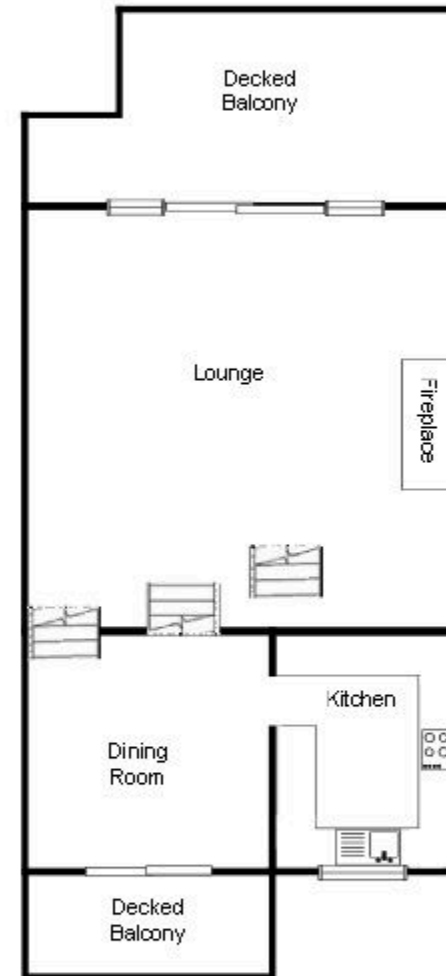


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Ground Floor
For illustrative purposes only, not to scale.



Basement
For illustrative purposes only, not to scale.



First Floor
For illustrative purposes only, not to scale.

Second Floor
For illustrative purposes only, not to scale.

