



15 Scandinavia Heights, Saundersfoot

PRICE REDUCED Offers In The Region Of £499,000

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CHANDLER ROGERS
ESTATE AGENTS

15 Scandinavia Heights, Saundersfoot





THE PROPERTY

With spectacular views over Carmarthen Bay, this three bedroom detached house occupies an elevated position within a select cul-de-sac, within easy walking distance of Saundersfoot village centre and it's beautiful beaches. The property is beautifully presented throughout and offers spacious and well appointed accommodation comprising: Entrance Porch, Open Plan Lounge/Kitchen/Dining Room, Three Bedrooms, Master with En Suite, Family Bathroom and Utility. Externally to the front of the property there is a large glass fronted balcony; the perfect spot to sit out and relax and admire the ever changing coastal views towards Wiseman's Bridge. Ample parking is provided in the integral double garage, and a large tarmac driveway offers additional parking with space for a motorhome or boat. To the rear, there is an enclosed low maintenance Mediterranean style decked garden, with steps leading to a large lawned area at the side of the property. The property has been lovingly updated by the current owners and benefits from chic modern design which maximises the wonderful views and natural light, as well as gas central heating and uPVC double glazing throughout.



Porch

Enter through glazed door with sidelite into Porch. Door to open plan Living Space. LVT flooring.

Open Plan Lounge/Kitchen/Dining Area

11.5m x 4.2m (27'8" x 14'1")



Balcony

A large glass fronted balcony runs along the entire width of the lounge and provides a wonderful spot for al fresco dining or morning coffee whilst enjoying the tranquil coastal vista.

Kitchen

At the rear of the property, this stunning Kitchen is fitted with a range of high gloss contemporary wall and base units with matching worktop extending to a breakfast bar with space for two seats with feature lighting over. Integral appliances comprising five ring gas hob with tempered glass splash back and extractor over, eye level electric oven and grill, fridge, freezer and dishwasher. Inset 1.5 stainless steel sink and drainer with mixer tap over. LVT flooring.

Inner Hall

Doors to various rooms. Doors to two large built in closets with integral shelving. Door to airing cupboard with radiator.



Master Bedroom

4.5m x 4m (14'9" x 13'1")

A generous Double Bedroom with two tilt and turn windows and a large picture window to front enjoying stunning sea and woodland views. Door to En Suite Shower Room. LVT flooring.

En Suite Shower Room

Part-frosted window to the side. Fitted with newly installed matching suite comprising WC, wash hand basin in vanity unit with illuminated mirror above, and mains waterfall shower in large glazed enclosure. Fully tiled walls and floor. Extractor.

Bedroom 2

4.1m x 3m (13'5" x 9'10")

Good sized Double Bedroom. Window to rear overlooking the garden.



Bedroom 3

3.1m x 3m (10'2" x 9'10")

Sliding glazed door to the rear. A good sized Double Bedroom which is currently used as a home office. LVT flooring.

Family Bathroom

Part-frosted window to the side. Fitted with newly installed matching suite comprising WC, wash hand basin in vanity unit with illuminated mirror above, and P-shape bath with mains waterfall shower over. Fully tiled walls and floor. Extractor.

Utility Room

4.3m x 3.1m (14'1" x 10'2")

Accessed from the side of the house on the mid level, this spacious Utility Room has fitted wall and base units with a matching worktop and an inset 1.5 stainless steel sink and drainer, with space and connection for washing machine and tumble dryer or freezer. Window and glazed door to s



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Externally

The property is approached from the front over a tarmac driveway which provides ample off road parking for three vehicles, with additional parking available in the integral double garage. Steps lead up from here to the front door and the stunning glass fronted balcony. At the rear is an enclosed Mediterranean style suntrap garden with fence and wall boundaries, decked seating areas, and a sunken 6 person hot tub. Mature shrubs and pot plants make the final touches. The gardens continue to the side of the property, where there is a large lawned area complete with a greenhouse.

Double Garage

5.4m x 5.4m (17'8" x 17'8")

Electric roller door to the front.

Property Information

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

Directions

From Tenby proceed north on the A478, at the New Hedges roundabout proceed straight over and take the first right into Sandyhill Road. On reaching the brow of the hill turn right into Sandyhill Park, first left and then second right into Scandinavia Heights. Follow the road down to the left and Number 15 will be found right at the end on the right, as indicated by out For Sale board.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		



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