



Penlan, The Ridgeway, Saundersfoot

Offers In Region Of £399,950

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THE PROPERTY

A fantastic opportunity to purchase a beautiful semi-detached house in the much sought after residential location of The Ridgeway in Saundersfoot. The immaculate accommodation has stylish and contemporary décor and has been renovated by the current owners to a very high specification, comprising covered Storm Porch, Entrance Hall, Lounge/Dining Room, Living Room, Kitchen, and Cloakroom on the Ground Floor, and Four Bedrooms, Family Bathroom and WC on the First Floor. There is also the added benefit of gas fired central heating and uPVC double glazing throughout, with secondary glazing at the front. The property is approached over a newly installed recessed paved driveway, which provides off road parking for two cars. At the rear there is a paved patio, a sunny decking area, and a large lawn which has a range of mature trees, shrubs and decorative planting. Penlan would make a lovely family home or investment due to its proximity to Saundersfoot village centre with its sandy beaches, restaurants and shops all of which are within a short walk.



ENTRANCE

Enter from covered Storm Porch through composite door with frosted pane and frosted sidelite into Hall. Timber glazed doors to Lounge/Dining Room and Living Room. Stairs to First Floor. Karndean flooring.

LIVING ROOM

15' 04" x 10' 05" (4.67m x 3.18m)



LOUNGE/DINING ROOM

19' 10" x 12' 08" (6.05m x 3.86m)

Large window to front. French doors to rear leading to the patio and garden. Timber glazed door to Kitchen. Ample space for family sized dining suite and lounge set. Karndean flooring.

KITCHEN

19' 03" x 9' 02" (5.87m x 2.79m)

Window to rear. Composite door to side. Double doors to Lounge, doors to Cloakroom and and large under stairs cupboard with space and connection for tumble drier. Fitted with a range of modern high gloss wall and base units with matching worktop. Inset 1.5 stainless steel sink and drainer with mixer tap over. Integral appliances comprising 4 ring electric hob with extractor over, eye level electric oven, dishwasher, washing machine and fridge. Part tiled walls. Karndean flooring.

BEDROOM 1

12' 08" x 8' 04" (3.86m x 2.54m)



BEDROOM 2

11' 01" x 7' 07" (3.38m x 2.31m)

Window to rear.

BEDROOM 3

8' 02" x 7' 03" (2.49m x 2.21m)

Window to rear. Currently used as a Dressing Room.

BEDROOM 4

11' 03" x 10' 06" (3.43m x 3.2m)

A good sized Double Bedroom with a large window to front, currently used a music room/den.



BATHROOM

Frosted window to rear. Wash hand basin in vanity unit. Bath with mains shower over and glazed shower screen. Part tiled walls. Vinyl flooring.

WC

WC. Vinyl flooring. Extractor.

EXTERNALLY

The property is approached from the front via paved steps which lead up to the side of the newly installed off road parking bay. A paved pathway leads through gated access at the side to the spacious rear garden, which has a paved patio, a sunny deck, a well kept lawn and a range of mature trees, shrubs and decorative plants.





PROPERTY INFORMATION

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

Council Tax band E.

DIRECTIONS

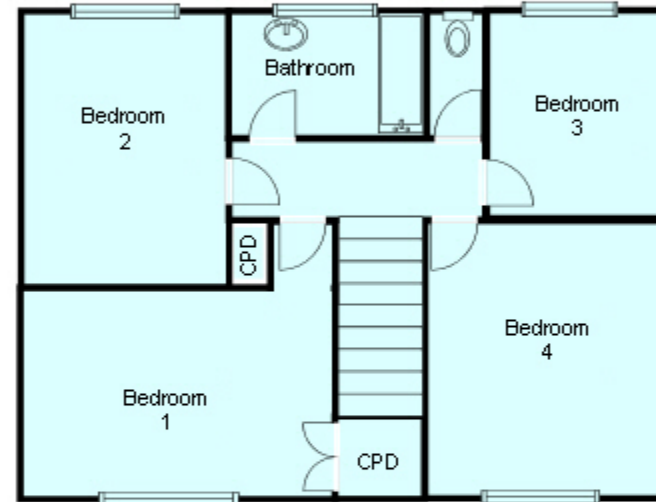
From Tenby proceed north to the roundabout at New Hedges. Keep right and follow signs to Saundersfoot. Continue into the village, passing the Amusement Arcade on the left, and up the hill to the junction. Turn left onto The Ridgeway, Penlan can be found on the right hand side between Nash Place and North Close.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C	68	
(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.



First Floor
For illustrative purposes only, not to scale.