



14 Ocean Point, Saundersfoot

PRICE REDUCED Offers In Region Of £485,000

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The Property

This beautifully presented Detached Bungalow is situated in an enviable position on Ocean Point, just off The Ridgeway in Saundersfoot, and enjoys impressive sea and countryside views over Saundersfoot. Built and finished to a high standard just seven years ago, this spacious home offers welcoming accommodation comprising: Entrance Hall, Lounge/ Dining Room, Kitchen, Utility Room, Three large Double Bedrooms; the Master with En-Suite, and Family Bathroom. To the front of the property is a lawned area, garage and off road parking. To the rear of the property is an enclosed multi level suntrap patio area. The property benefits from engineered oak flooring throughout, with underfloor gas central heating controlled by individual digital thermostats in each room, a newly installed log burner in the lounge, an array of photovoltaic solar panels for hot water, and further benefits from three years remaining on a NHBC New Homes Guarantee. Ocean Point is approximately half a mile from Saundersfoot village which is one of Pembrokeshire's most sought after seaside destinations with its own special ambience. It has a working harbour with fishing and pleasure boats alike and beautiful golden sandy beaches. This property would make an ideal holiday, family or retirement home offering lateral living with ramped access, and viewing is essential to truly appreciate all it's wonderful qualities.



Entrance Porch

Enter via composite door into Entrance Porch. Door to Entrance Hall



Lounge/Dining Room

7.62m x 5.16m (25'0" x 16'11") max

Large L shaped room. Two windows to front. and one window to side with lovely sea and countryside views. Door to Kitchen. Newly installed wood burner in inset hearth with wooden mantle. Space for relaxed seating and family sized dining table and chairs.

Kitchen

3.66m x 2.74m (12'0" x 9'0")

Window to rear. Door to Utility Room. Downlighters. Range of base and wall kitchen units with matching worktop. Matching breakfast bar with space for two seats and undercounter freezer. Ceramic 1.5 sink and drainer. Five ring gas hob with extractor over. Eye level Bosch oven. Integral dishwasher and fridge. Ceramic part tiled walls and porcelain tiled flooring.

Utility Room

3.05m x 1.83m (10'0" x 6'0")



Master Bedroom

4.88m x 3.96m (16'0" x 13'0")

Double sliding glass doors allow access to patio. Door to En Suite.

En Suite

2.74m x 1.52m (9'0" x 5'0")

Walk in shower. WC. Wash hand basin in vanity unit. Downlighters with extractor fan. Chrome towel radiator. Ceramic and marble tiled flooring. Illuminated infinity mirror.

Bedroom Two

4.57m x 3.66m (15'0" x 12'0")

Window to front with lovely coastal and countryside views. Connection point for air conditioning unit.



Bedroom Three

3.05m x 2.74m (10'0" x 9'0")

Window to rear. Fitted wardrobes with sliding doors.

Family Bathroom

2.74m x 1.52m (9'0" x 5'0")

Frosted window to side. Bath with drench and handheld shower heads over. Wash hand basing and WC in vanity unit with illuminated infinity mirror above. Chrome towel radiator. Extractor fan. Part tiled walls and ceramic flooring.

Externally

To the front there is lawned area. Detached Garage and off road parking . Side gate allowing access to rear patio area on multiple levels to benefit from the suns rays.





Property Information

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

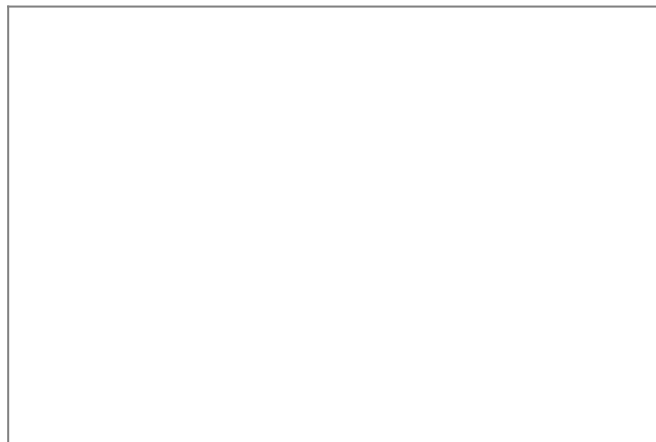
Council Tax Band F.

PV solar panels for hot water. Mains gas underfloor heating.

Approximately 3 years remaining on a NHBC Guarantee.

Directions

From Tenby proceed north on the A478 until you reach the New Hedges roundabout. Turn right at this roundabout and follow the hill down into Saundersfoot Village. Upon reaching the one-way system, follow the road round and then up the hill. At the junction take the left turn onto The Ridgeway. Follow the road for approximately half a mile and Ocean Point will be found on the left hand side. Number 14 will be found at the bottom of the cul de sac as shown by our For Sale sign.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		

