



32 Sandy Hill Park, Saundersfoot

PRICE REDUCED Offers In Region Of £295,000

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ESTATE AGENTS



32 Sandy Hill Park, Saundersfoot

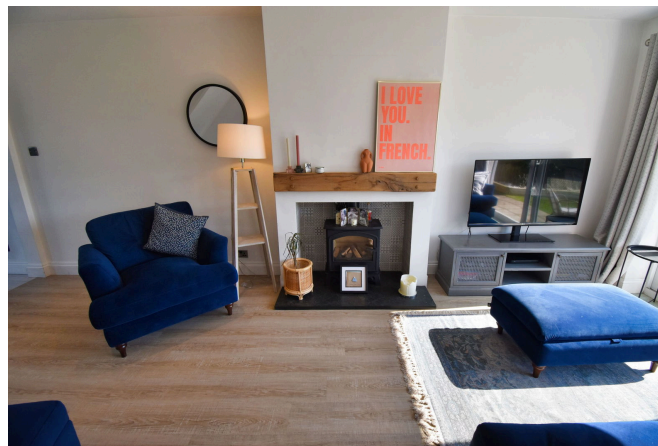






## THE PROPERTY

Situated in the popular location of Sandy Hill Park and within walking distance of the beaches, harbour and centre of Saundersfoot, this semi-detached house offers an excellent investment opportunity and is ready to move into. The beautifully presented and well appointed accommodation comprises Hall, Lounge, Kitchen/Dining Room, Cloakroom and Utility on the Ground Floor, and Three Bedrooms and a Family Bathroom on the First Floor. At the front is a lawn with hedge boundaries and a paved driveway with gravel borders which provides off road parking for up to three cars. Gated access at the side of the property leads to the south facing rear garden, which has a sunny patio and lawn with decorative shrubs and plants. The current owner has carried out many improvements including chic neutral decor, new glazing throughout, new contemporary kitchen and bathrooms suites, quality flooring and carpeting, new radiators and a partial rewire. The popular resort of Saundersfoot has lovely sandy beaches, a working harbour and plenty of shops and amenities.



### Hall

3.15m x 2.44m (10'4" x 8'0")

Enter through composite door with a large frosted pane window to either side allowing lots of natural light. Stairs to First Floor. LVT flooring. Doorway to Lounge.

### Lounge

5.92m x 3.2m (19'5" x 10'5")







## Kitchen/Dining Room

5.77m x 2.39m (18'11" x 7'10")

Window to rear. Frosted pane window and frosted pane uPVC door to side. Fitted contemporary wall and base units with matching worktop. Inset ceramic sink and drainer with mixer tap over. Integral four ring gas hob and electric oven with extractor over. Integral fridge, freezer and dishwasher. LVT floor. Part tiled walls. Ample space for dining table and chairs. LED spotlights.

## Cloakroom

Fitted with matching suite comprising WC and wash hand basin. Part tiled walls. Tiled floor. Extractor. Door to Utility.

## Utility Room

Space and connection for washing machine and tumble dryer. Tiled floor.



## First Floor Landing

Doors to all rooms. Loft hatch. Double door to airing cupboard which houses the Worcester gas combi boiler.

## Bedroom 1

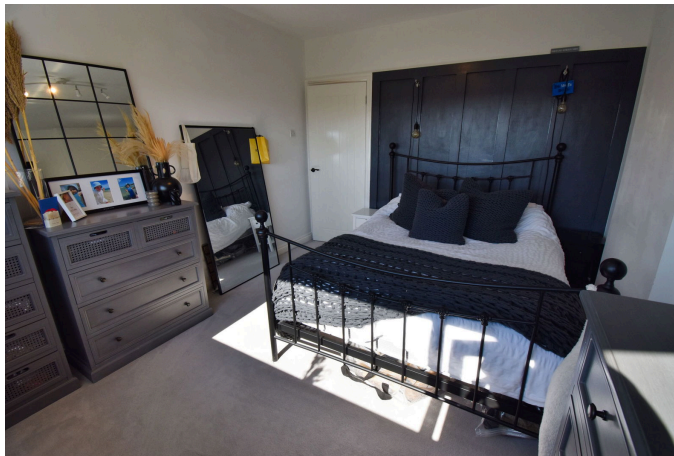
3.81m x 3.2m (12'6" x 10'5")

Window to rear with countryside views.

## Bedroom 2

3.61m x 2.41m (11'10" x 7'10")

Window to rear with countryside views.



## Bedroom 3

3.86m x 2.16m (12'7" x 7'1")

Window to front. Door to built in wardrobe over the stairs. Currently used a dressing room.

## Bathroom

L shape room. with frosted pane window to front. Furnished with matching modern suite comprising P shape bath with mains shower over, WC, and pedestal wash hand basin. Fully tiled walls and floor. Extractor.

## Externally

At the front is a lawn with hedge boundaries and a paved driveway with gravel borders which provides off road parking for about three cars. Gated access at the side of the property leads to the south facing rear garden, which has a sunny patio and lawn with decorative shrubs and plants, a lovely spot for al fresco dining and relaxing.





## Garden Store

Side hung timber doors with frosted panes to front. Power connected.

## Property Information

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

Council Tax Band D.

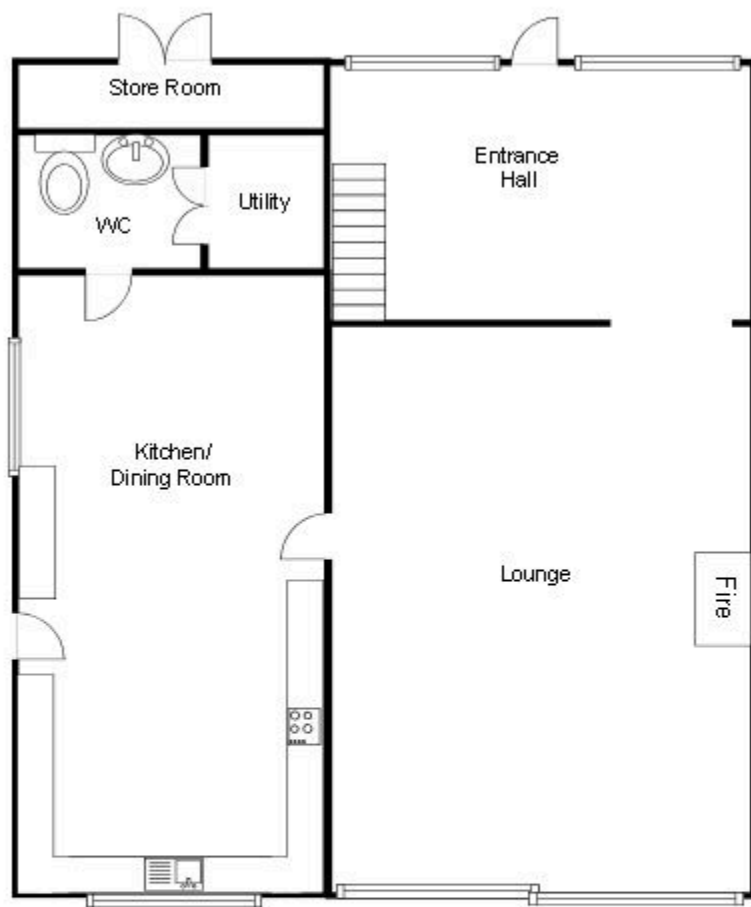
## Directions

From Tenby travel north to the roundabout at New Hedges. Proceed straight across taking the first right turn into Sandy Hill Road. Turn right into Sandy Hill Park and take the first left, Number 32 will be found after a short distance on the right hand side as indicated by our For Sale board.



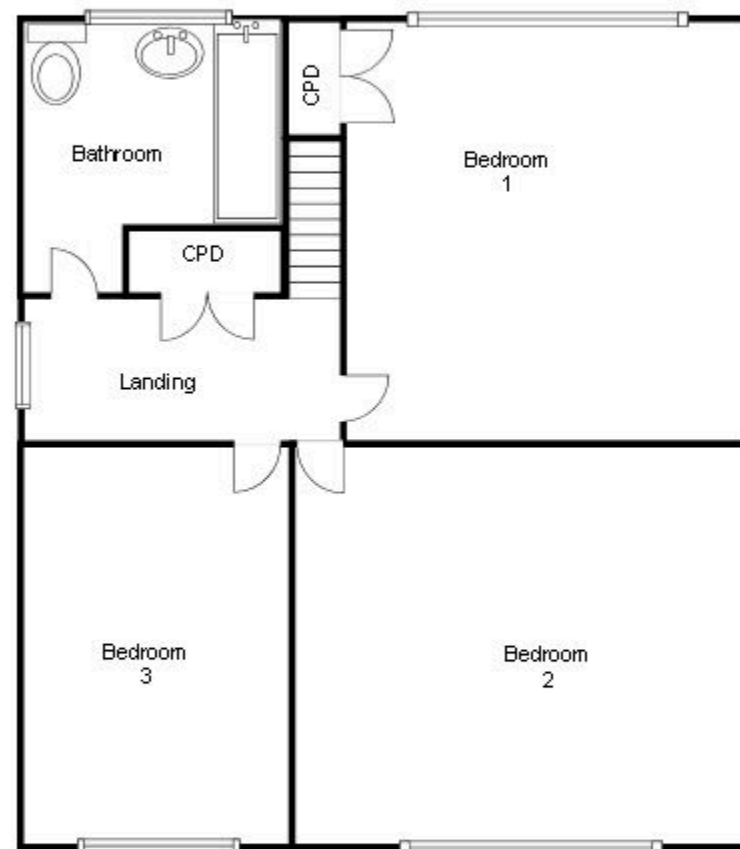


Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		



Ground Floor

For illustrative purposes only, not to scale.



First Floor

For illustrative purposes only, not to scale.