



Beach View, Sandy Hill Road, Saundersfoot

Offers In Region Of £845,000

www.chandlerrogers.co.uk

Beach View, Sandy Hill Road, Saundersfoot

This impressive modern Executive Detached House enjoys panoramic views over the village to the sea and Carmarthen Bay beyond, which can be enjoyed to the maximum from the two balconies. Of imaginative design, the property is finished to a very high specification with contemporary kitchen and bathroom suites, solid oak flooring, oak interior doors, hardwood windows and doors and a real slate roof. Situated in a convenient location on the junction of Sandyhill Road and Stammers Road, this fantastic home offers spacious and versatile accommodation comprising - Upper Floor: Hall, Lounge, Sun Room, Cloakroom, Study and Kitchen/Dining Room. Lower floor: Utility, Hall, Family Bathroom and Four Double Bedrooms - two of which are En-Suite. Paved paths and patios extend around the property and the front lawn has steps which lead down to the Detached Double Garage and parking area. Additional off road parking is available at the rear of the property.





THE PROPERTY

This impressive modern Executive Detached House enjoys panoramic views over the village to the sea and Carmarthen Bay beyond, which can be enjoyed to the maximum from the two balconies. Of imaginative design, the property is finished to a very high specification with contemporary kitchen and bathroom suites, solid oak flooring, oak interior doors, hardwood windows and doors and a real slate roof. Situated in a convenient location on the junction of Sandyhill Road and Stammers Road, this fantastic home offers spacious and versatile accommodation comprising - Upper Floor: Hall, Lounge, Sun Room, Cloakroom, Study and Kitchen/Dining Room. Lower floor: Utility, Hall, Family Bathroom and Four Double Bedrooms - two of which are En-Suite. Paved paths and patios extend around the property and the front lawn has steps which lead down to the Detached Double Garage and parking area. Additional off road parking is available at the rear of the property. The centre of Saundersfoot, with its lovely beaches, working harbour, boutiques bars and restaurants is located within a few hundred yards.

UPPER FLOOR

Enter via glazed door with sidelite to Hall. Doors to various rooms. Stairs down to Lower Floor with large window which ensures plenty of natural light and lovely views over the village.

LOUNGE

6.43m x 4.72m (21'1" x 15'5")



SUN ROOM

3.43m(11'3") x 3.33m(10'11")

French doors to side opening onto paved patio with views over the village. Solid oak floor. Windows to all sides.

CLOAKROOM

WC and pedestal wash hand basin. Window to rear. Tiled floor.

STUDY

2.36m(7'9") x 2.13m(7'0")

Window to front with views over the village. One wall is pre-studded with noggins for easy installation of shelving if required.

KITCHEN/DINING ROOM

6.43m(21'1") x 3.86m(12'8")

A spacious contemporary family space with solid oak flooring. The Kitchen is fitted with a range of contemporary base and wall units with matching worktop. Inset 1.5 bowl sink and drainer. Ceramic five ring hob with extractor hood over. Built-in double oven. Integral fridge/freezer and dishwasher. Space and connection for wine cooler or other appliance. Window to rear.

DINING AREA

The dining area has French doors to the decked balcony at the front enjoying stunning views over the village and out to the sea. Arch to additional area - 15'6 x 5'8 useful for seating and storage.

LOWER FLOOR

Rear door gives access to the Utility.

UTILITY ROOM

2.54m(8'4") x 1.85m(6'1")

Fitted with a range of base units with matching worktop and inset stainless steel sink and drainer. Space for washing machine and tumble drier. Tiled floor. Door to Lower Hall.

HALL

Stairs up to First Floor with cupboard under. Doors to various rooms. Boiler cupboard with vented gas fired Vaillant condensing system and hot water tank.

MASTER BEDROOM

5.59m(18'4") x 4.72m(15'6")

Window to side. Sliding doors to front with views over the village. Door to En Suite.





MASTER EN-SUITE

Furnished with matching contemporary suite comprising double shower enclosure, wash hand basin and WC. Window to rear. Tiled floor and part tiled walls. Inset lights. Chrome heated towel rail.

BEDROOM 2

3.56m(11'8") x 2.44m(8'0")

Window to front.

BEDROOM 3

4.72m(15'6") x 3.25m(10'8")

French doors to front with views. Window to side. Built-in double wardrobe. Door to en-suite.



BEDROOM 4

3.86m(12'8") x 2.54m(8'4")

French doors to the side leading to the patio.

BATHROOM

Fitted with modern bath with shower and screen over, pedestal wash hand basin and WC. Tiled floor and part tiled walls. Inset lights.

EXTERNALLY

The property benefits from two decked balconies on the Upper Floor enjoying unraivalled panoramic sea and coastal views and providing a wonderful spot for al fresco dining. Externally there is integral lighting all around the house which is surrounded by a pathway with paved patios to both sides, one adjacent to the Sun Room the other to Bedroom 4. At the front is a lawn with steps down to the Double Garage and a block paved parking area which is accessed from Stammers Road. There is additional parking at the main entrance to the



Property Information

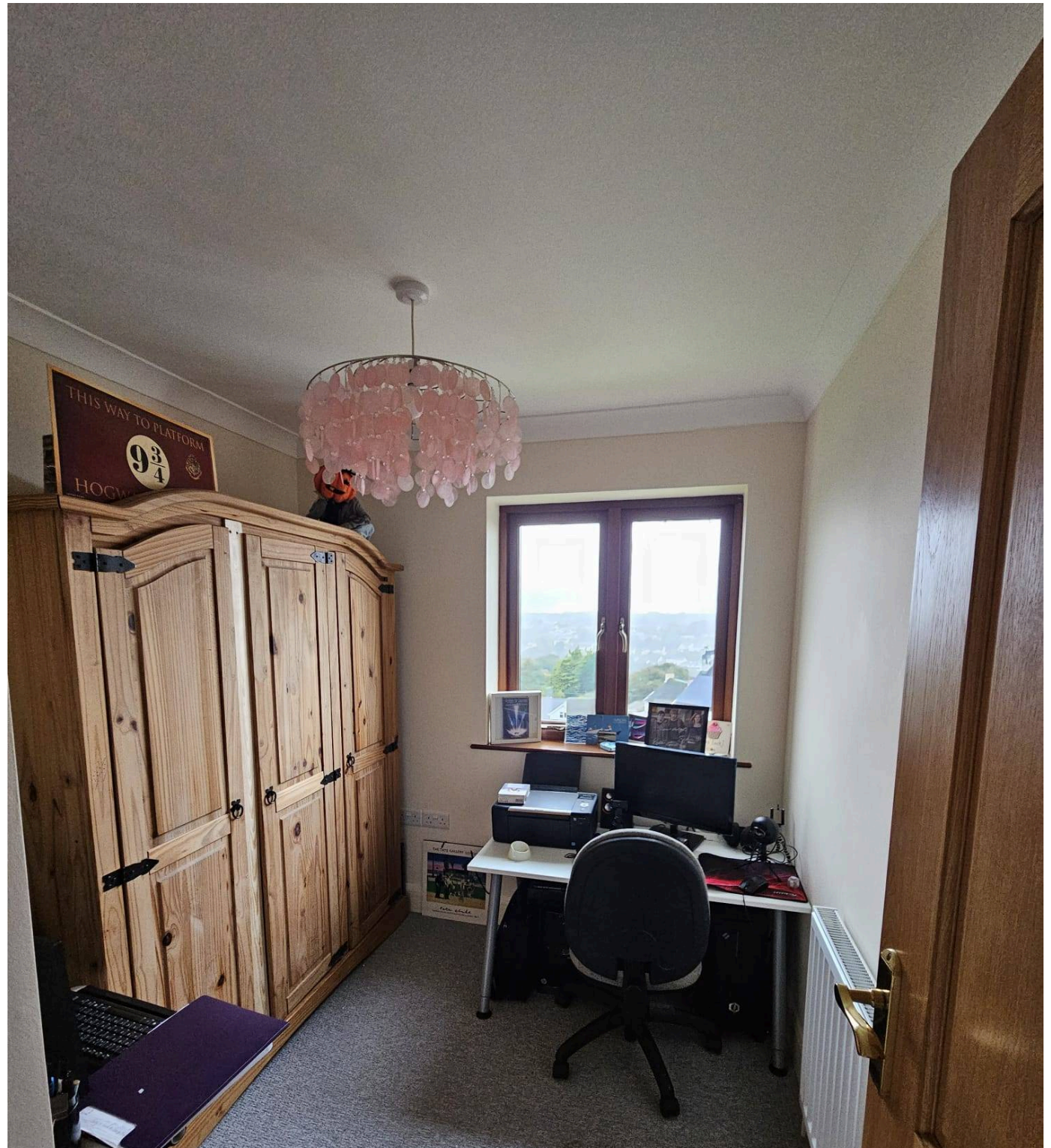
We are advised the property is Freehold, with all mains service connected.

Council tax Band G.

The loft is boarded out to give a large amount of storage space. The loft in the garage is also boarded out for storage.

DIRECTIONS

From Tenby travel north on the A478. On reaching the roundabout at New Hedges proceed straight across and take the next right turn into Sandyhill Road. Follow this road down the hill towards the village. The property will be found just after at the junction to Sandyhill Road and Stammers Road and can be accessed from either side.





Registered Office: Boston House • Upper Frog Street • Tenby • Pembrokeshire • SA70 7JG
Tel: 01834 849090 • Email: info@chandlerrogers.co.uk

Chandler Rogers Estate Agents Limited Registered in England and Wales Co. Reg. No. 0790076 VAT No. 928 4882 77