



**27 Rhodewood House, St. Brides Hill,
Saundersfoot
OFFERS IN REGION OF £279,950**

- **Second Floor Apartment**
- **Two Bedrooms**
- **Sea & Coastal Views**
- **High Spec Throughout**
- **Ideal Holiday Let/Investment**
- **Close To Village**
- **Allocated Parking**
- **EER - C**

THE PROPERTY

This modern second floor apartment is situated in the Rhodewood House development, a short walk from the centre of Saundersfoot Village with its sandy beaches and working harbour. The beautifully presented accommodation comprises Entrance Hall, Open plan Lounge/Dining Room and Kitchen, Two Double Bedrooms and Bathroom. The property benefits from gas central heating and double glazing, and is immaculate throughout. The Lounge/Dining Room has a Juliette balcony from where there are lovely views to the sea and coastline beyond. Externally there is allocated parking space within the covered car parking area. The apartment would make an ideal investment and viewing is highly recommended

ENTRANCE PORCH

Enter via oak veneer door. Wall mounted hooks for coats. Door to hall.

HALL

Oak veneer doors to all rooms. Built-in double door storage cupboard. Loft access. Secure entry video phone.

LOUNGE/DINER/KITCHEN

16' 05" x 15' 07" (5m x 4.75m)

Open plan living space with glass panelled uPVC door and window panels to front with Juliette balcony, with views of the sea and coastline.



REVERSE



KITCHEN AREA

Fitted with a modern range of floor and wall mounted units with co-ordinating black worktop, inset 1.5 sink and drainer with mixer tap. Integral fridge/freezer, washer/dryer and slimline dishwasher. Built-in oven and 4 ring ceramic hob with extractor hood over. Built-in microwave. Inset lights and under cupboard lights. Cupboard housing wall mounted gas fired combination boiler. Porcelain tiled floor.



BATHROOM

Furnished with a suite comprising a 'P' shaped bath with mixer shower with glass shower screen. WC and wash hand basin. Fully tiled walls and floor. Inset lights. Frosted window to the side.



BEDROOM 1

11' 04" x 11' 02" (3.45m x 3.4m)
Window to rear with woodland views.

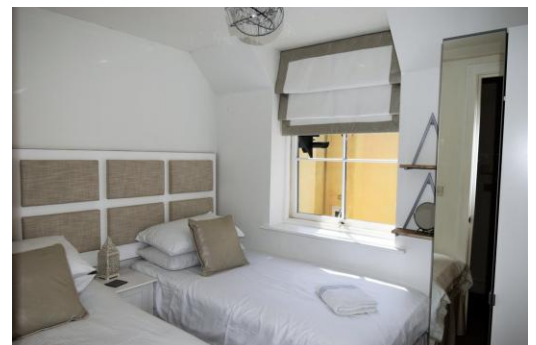


REVERSE



BEDROOM 2

9' 05" x 7' 05" (2.87m x 2.26m)
Window to side.



EXTERNALLY

Allocated parking space and use of communal patio area.

DIRECTIONS

From Tenby proceed north on the A478. On reaching the New Hedges roundabout , turn right to Saundersfoot village. The development is on the left hand side before reaching St Brides Hotel.

FLOOR PLAN



ENERGY PERFORMANCE GRAPHS

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 80 c | 80 c |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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