



1 Ferndale, Saundersfoot

Offers In Region Of £249,950

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1 Ferndale, Saundersfoot







## THE PROPERTY

A lovely 3 Bedroom semi-detached house in a peaceful cul-de-sac on the outskirts of the popular village of Saundersfoot. Enjoying a corner plot, with ample living space, the property offers off road parking, a detached garage and a rear enclosed garden. The property, which benefits from gas central heating and uPVC double glazing throughout, comprises Entrance Hall, Lounge/Diner and Kitchen on the Ground Floor. On the First Floor there are Three Bedrooms and a family Bathroom. Saundersfoot is a universally popular resort with lovely sandy beaches, a working harbour, boutiques, shops and amenities including doctors surgery and primary school. The property would make an ideal family home or investment and has no upward chain; viewing is highly recommended. The property is also served by regular bus routes into the village and on to Tenby, Haverfordwest, and the surrounding areas.



### Entrance Hall

2.95m x 1.83m (9'8" x 6'0")

Enter the property through the uPVC part glazed front door into the Entrance Hall. Stairs to First Floor. Doors to Lounge and Kitchen. Quality vinyl flooring.

### Lounge/Dining Room

4.95m x 4.34m (16'3" x 14'3")

Windows and French doors to the rear, offering access to the garden. Door to under stairs cupboard. Ample space for family







## Kitchen

2.92m x 2.74m (9'7" x 9'0")

Fitted with a range of matching wall and base units, and an integral electric oven, 4-ring gas hob with extractor over. Stainless steel sink and drainer with mixer tap. Space and connection for a washing machine. Recently installed combi boiler (November 2023). Partly tiled walls and quality vinyl flooring.

## Landing

3.15m x 1.85m (10'4" x 6'1")

Doors to all Bedrooms and Bathroom. Door to airing cupboard and loft access.

## Bedroom 1

3.33m x 2.97m (10'11" x 9'9")

uPVC double glazed window to the front. Built-in wardrobe.

## Bedroom 2

3.02m x 2.97m (9'11" x 9'9")

uPVC double glazed window to the rear. Built-in wardrobe.

## Bedroom 3

2.13m x 1.96m (7'0" x 6'5")

uPVC double glazed window to the rear.

## Bathroom

1.91m x 1.83m (6'3" x 6'0")

Frosted window to the front. Fitted with a matching pedestal wash hand basin and close coupled WC. P-shaped bath with shower over. Heated towel rail. Partly tiled walls. Quality vinyl flooring. Shaver point.

## Detached Garage

5.74m x 3m (18'10" x 9'10")

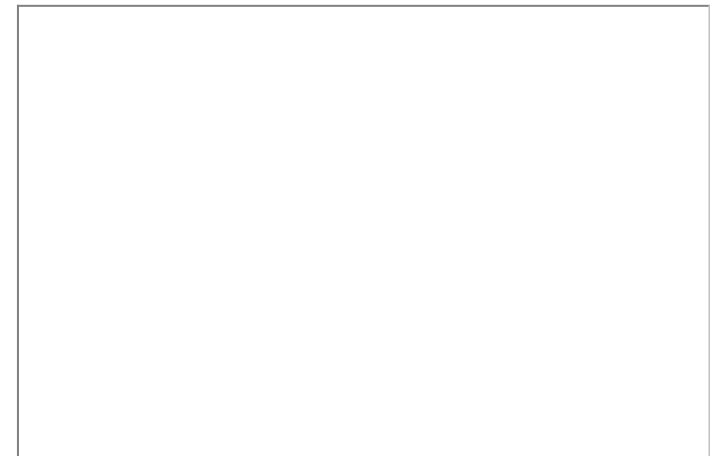
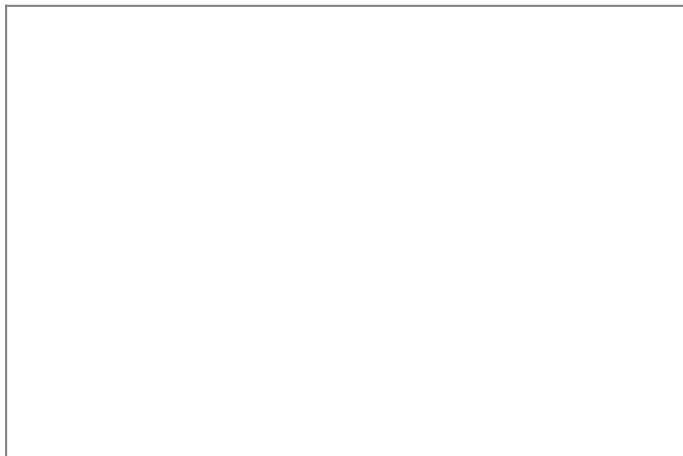
Accessed through an up and over door to the front or a door via the rear garden, and is power connected.

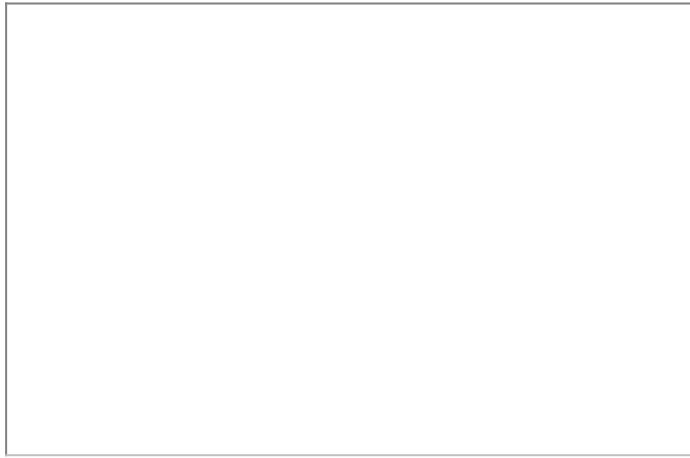
## Externally

The property has an enclosed rear garden, a paved area and a lawn surrounded by a range of established shrubs. A side door leads to the garage. Additional off road parking to the side of the property.

## Property Information

We are advised that the property is freehold with mains connected utilities. The property sits in Council Tax Band D.

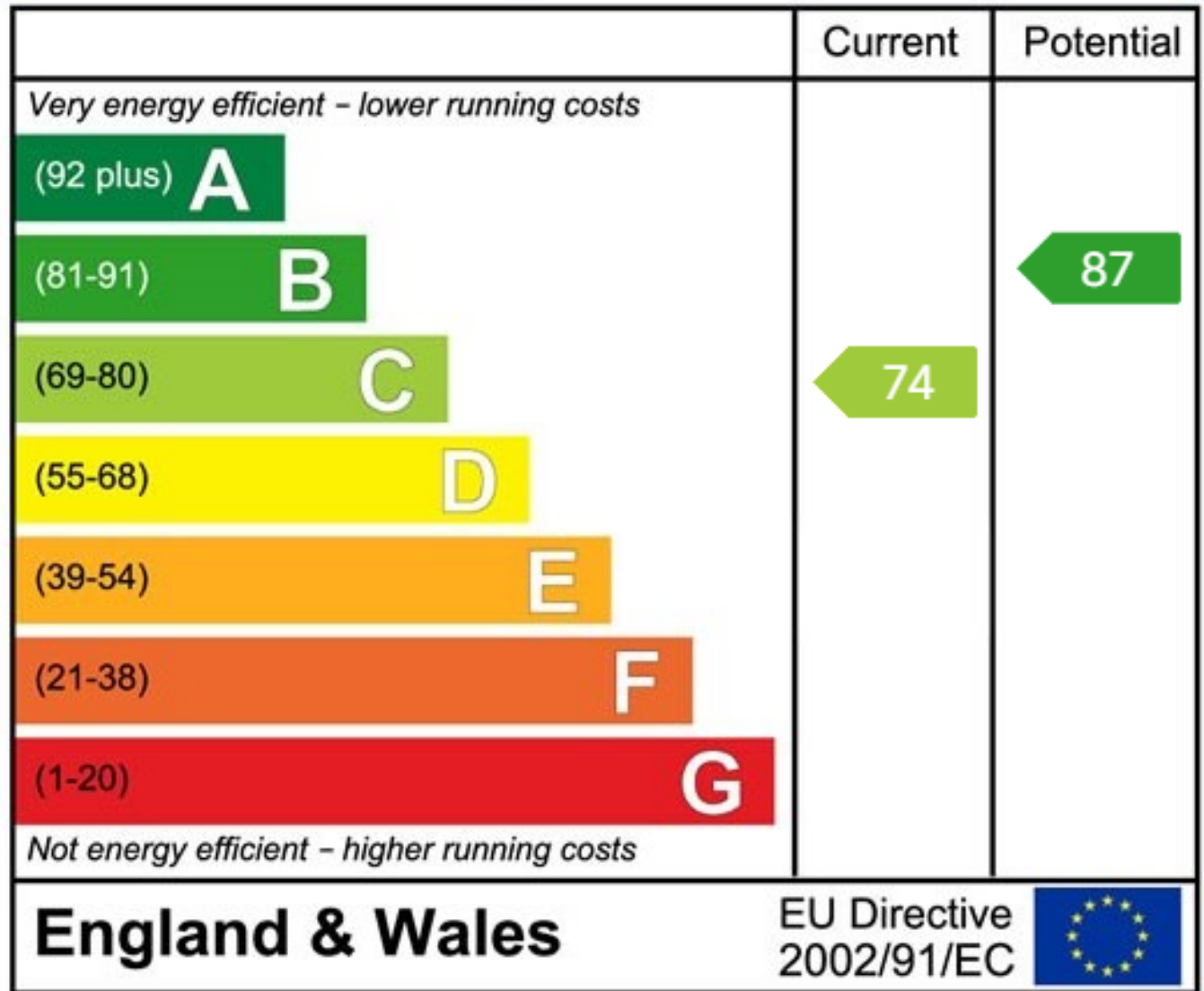




## Directions

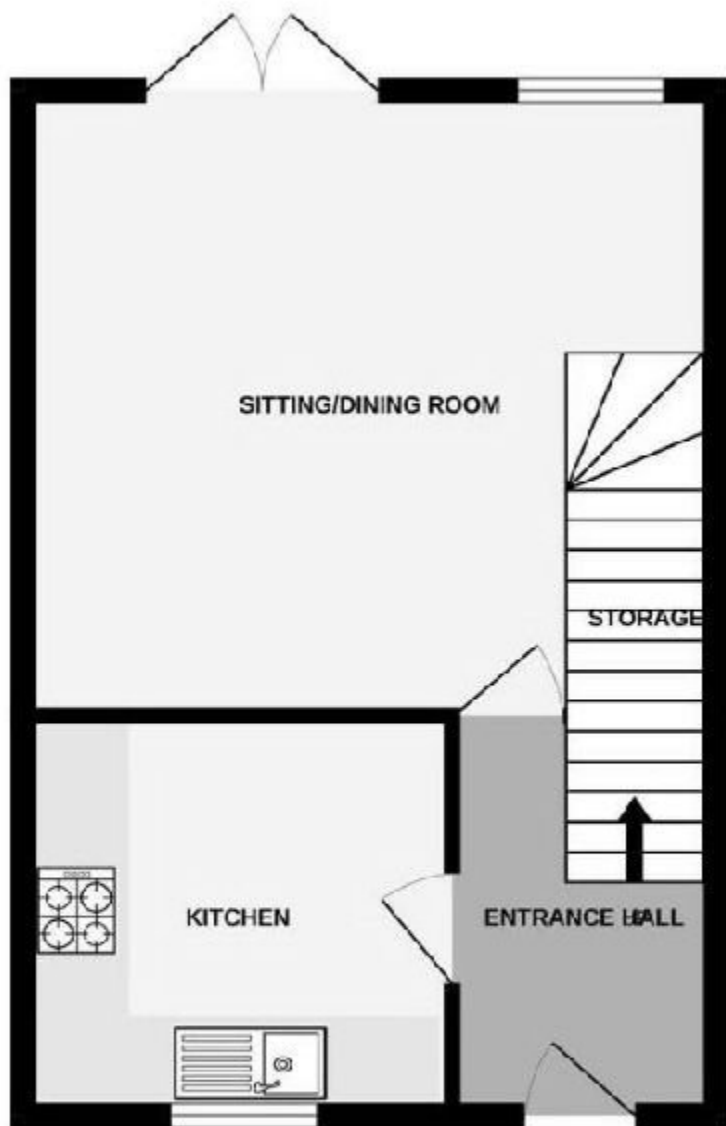
From Tenby take the first exit off the roundabout at New Hedges onto A478. Turn right onto Sandyhill Road. Turn right onto Sandyhill Park and take the second left onto Ferndale.

# Energy Efficiency Rating

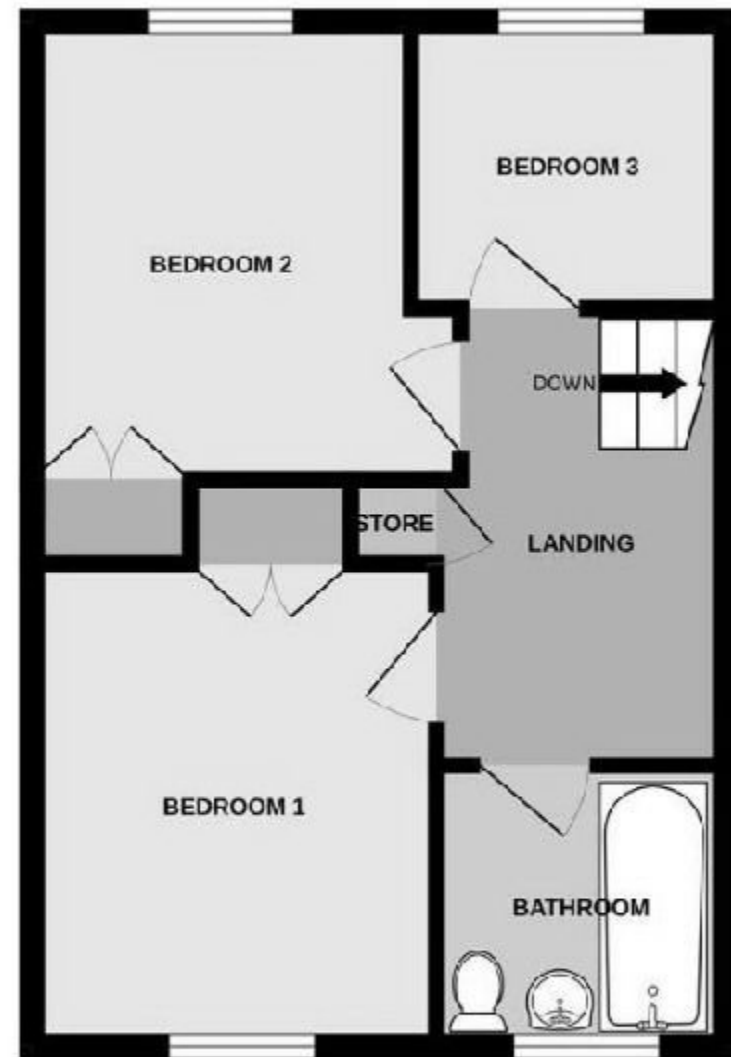


## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		



Ground Floor  
For illustrative purposes only, not to scale.



First Floor  
For illustrative purposes only, not to scale.