



Soldeu
Bevelin Lane
Saundersfoot
SA69 9NX

£399,950

House
Freehold



A well-presented three-bedroom house, situated in a secluded position within walking distance to the Saundersfoot village.

The property has character features and offers spacious rooms, with 3 bedrooms (master en-suite), large living room and kitchen/diner, plus a games room and snug on the basement level.

The property has a garden to the rear and side, with a terraced seating area with a hot tub accessed via French doors off the kitchen. There is ample parking for 2-3 cars, with external storage area perfect for paddleboard and beach equipment.



LOCK HOUSE C, 1750



Regulated by R.I.C.S. Giles Birt, B.Sc., M.R.I.C.S



- **Large House over Several Levels**
- **3 Bedrooms with Master Ensuite**
 - **Driveway for 3 Cars**
 - **Successful Holiday Let**

- **Games Room**
- **Decked Area with Hot Tub**
- **Character Features**

Hallway

Spacious hallway entered through a feature timber front door. There is ample room for shoes and coats storage, with a door to a cloakroom and double doors into the lounge. Timber staircase with glass balustrade leads to the bedrooms and bathroom, with a feature tall window to the side.

Lounge 16'4" x 15'7" (4.98 x 4.75)

The large lounge has a large bay window to the front with built in seat and storage. Wooden flooring runs through to the kitchen/diner through double glazed doors.

Kitchen / Diner 26'0" x 9'6" (7.95 x 2.92)

The wooden flooring continues into the dining room, and the bright open plan space has large windows to each side, and French doors to the rear, opening out onto a composite decked area. The room has ample space for table and chairs, with a spiral staircase to the lower level. The fitted kitchen has a range of built in appliances and central island with gas hob.

Cloakroom

A fully tiled downstairs cloakroom with WC and wash hand basin in vanity unit. There's a cupboard housing Vaillant gas combi boiler.

First Floor Landing

Stairs with timber hand rail and glass balustrade lead to the landing, with tall window to the side. Doors lead to 3 bedrooms and bathroom, with loft hatch above.

Bedroom One with Ensuite

A spacious double bedroom with windows to side and rear with woodland views.

Ensuite

The fully tiled en-suite has WC and wash hand basin in vanity, with illuminated mirror above. There's a waterfall shower in glass enclosure, and the room has a window to the rear.

Bedroom Two 2'3" x 0'11" (0.7 x 0.3)

The 2nd bedroom has large windows to the front and side, also offering woodland views.

Bedroom Three 15'5" x 8'9" (4.72 x 2.67)

Another double bedroom (currently with bunk beds and a single bed), with a window to the side and space behind the door for freestanding furniture.

Family Bathroom

The main bathroom is mostly tiled, with a bath that's partially sunk into the floor, WC, wash hand basin and mains shower in separate glass enclosure.

Snug 20'4" x 9'8" (6.22 x 2.95)

Spiral staircase leads down from the kitchen/diner into this occasional room. There is natural light from the window to the side, with doors to the Games Room and WC/Utility Room. The room is currently used as a home cinema and has a built-in entertainment system.

Games Room 16'2" x 15'5" (4.95 x 4.72)

The spacious room has a number of fun features ideal for entertaining, such as a pool table and built in bar fitted with draught beer lines and a sink.

There's a built-in speaker system and double French doors lead to the garden via a timber decked area.

Utility Room / WC

This handy room has a WC and wash hand basin in vanity unit, but with space and connection for washing machine and tumble dryer.

Externally

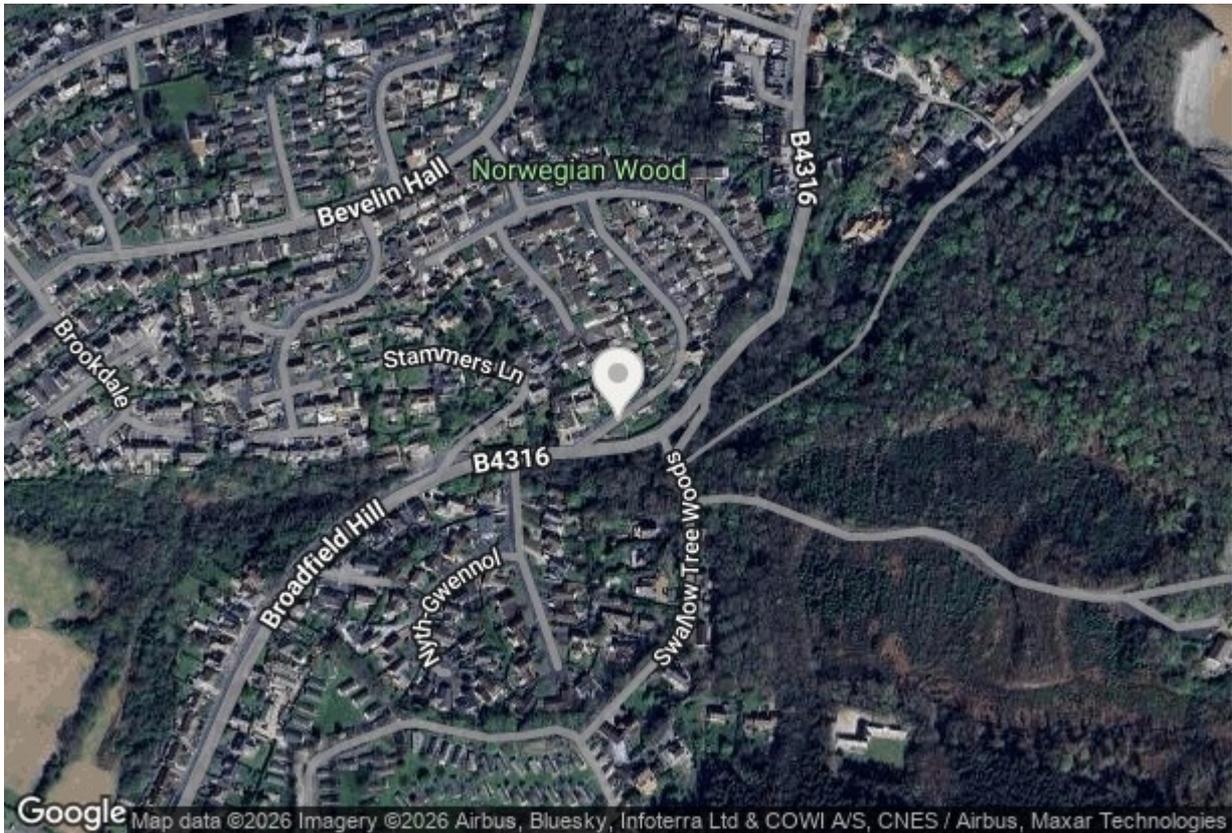
The property is found at the end of a quiet private lane. The brick paved driveway offers parking space for several cars. A gate to the side leads down to the large gravelled garden area, that has double doors opening to a built-in storage space. To the rear of the house is a split-level seating area comprising a modern composite deck, and an artificial lawn with a hot tub. There is access to the front of the property via a side path and wooden gate.

The house is near to a number of bus stops and routes to the village or beaches. A pedestrian path to the front leads up into Scandinavia Heights, or down to Bevelin Lane. A second wooded path runs alongside the property and also up to Scandinavia Heights, giving a variety of options to easily access the village and bus routes.

Please Note

The Pembrokeshire County Council Tax Band is E.

We are advised that there is water, electric, gas and drainage connected to the property.



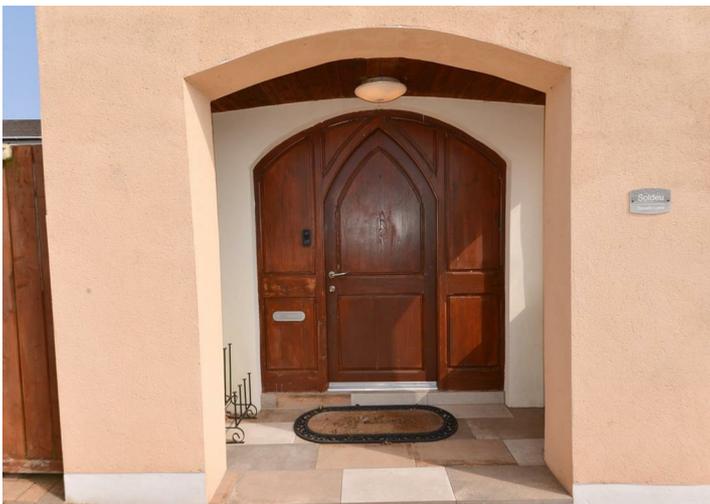
From Tenby travel on the A478 towards Saundersfoot and at the New Hedges roundabout turn right and follow signs to Saundersfoot. Continue down Broadfield Hill for a few hundred yards and take the first left turn (opposite Cwm Gwennol) into Bevelin Lane. The property will be found at the top of the lane.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	









Floor Plan



Measurements are approximate. Not to scale. Illustrative purposes only
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