



54 Bevelin Hall, Saundersfoot, SA69 9PQ

Offers Over £345,000

Situated in the sought after seaside village of Saundersfoot, a chain-free detached bungalow offering good sized 3 bedroom accommodation ready for immediate occupation. The property is bright and has a good layout, being particularly suitable for a retired couple or small family. Further benefits include a single garage and driveway providing off road car parking, front and back level gardens and a good size patio, double glazing and gas central heating. Viewing is recommended to appreciate this excellent seaside bungalow.

Situation

The property is situated in the sought after coastal village of Saundersfoot, a bustling and much loved seaside resort within Pembrokeshire on the south coast. The village has many attractions which include a glorious family friendly sandy beach, fabulous coastal walks, a historical fishing harbour, plenty of restaurants, cafes, pubs and shops etc. Many tourists visit the area making this a holiday hot spot.

Accommodation

Double glazed front door open into:

Entrance Porch

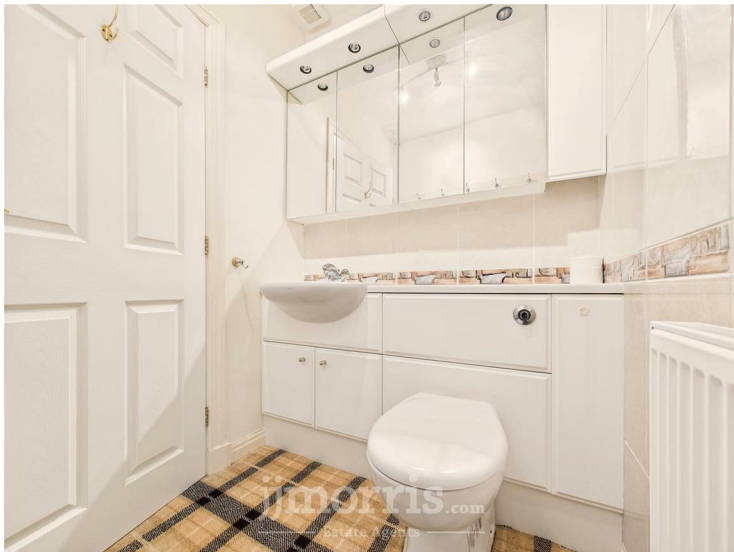


Double glazed windows, tiled flooring, frosted double glazed door opens into:

Hallway

Frosted double glazed window to front, radiator, door opening to Lounge/Diner and door to:

Cloak Room



W.C and wash hand basin set in vanity storage unit, part tiled walls, radiator.

Lounge/Diner



Double glazed window to front, radiators, door opening to inner hallway, feature fireplace, space for table and chairs, door leads through to:

Kitchen



Fitted with a range of wall and base storage units with worktops over, breakfast bar, part tiled walls, double glazed window to rear, radiator, one and a half bowl sink, electric oven, 4 ring electric hob, extractor hood over, integrated Hotpoint dish washer. Door to inner hallway and door to:

Conservatory



Double glazed windows around, tiled flooring, external double glazed sliding door to garden, radiator.

Inner Hallway

Radiator, built-in airing cupboard with gas boiler serving the domestic hot water and central heating. Doors open to:

Bedroom 1



With built in wardrobes and furniture, double glazed window to rear, radiator.

Bedroom 2



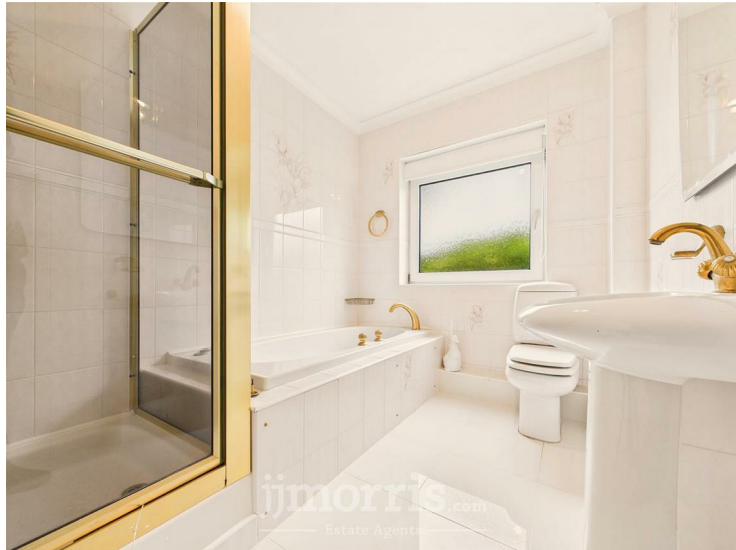
Built in wardrobes and furniture, double glazed window to rear, radiator.

Bedroom 3



Wood laminate flooring, double glazed window to rear, radiator.

Bathroom



Comprising a shower cubical, bath with whirlpool jets, W.C, pedestal wash hand basin, tiled walls, tiled flooring, frosted double glazed window to side.

Garage



With up and over door, side window, power and lighting.

Externally



To the front of the property there is a level lawn garden and hardstanding driveway providing off road parking. Side gated access leads to the rear where there is a further level lawn garden and patio with water feature.

Utilities & Services.

Heating Source: Mains Gas

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax: E

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///conspired.pinch.smaller

Mobile Phone Coverage.

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Limited & Data - Limited

Three Voice - None & Data - None

O2 Voice - Likely & Data - Limited

Vodafone Voice - Limited & Data - None

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 15mbps download and Superfast 20mbps upload and 80mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Anti Money Laundering and Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

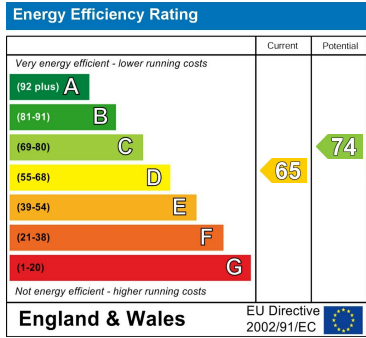
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.