



Anneddfan
Saundersfoot
SA69 9BH

£250,000

Bungalow
Freehold



An attractive detached 3-bedroom bungalow on a good-sized plot, offering parking for several cars, separate garage, and a garden offering a range of lawn and gravelled areas.

The property itself is well appointed, with spacious rooms, built in storage cupboards, and good natural light. It was built circa 50 years ago and occupied and enjoyed by 1 family since.

Pentlepoir is a popular village just outside the villages of Saundersfoot and Kilgetty, and this property is just off a bus route with a stop nearby, with a short walk to the train station.



LOCK HOUSE C.1750



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



- **Detached Bungalow**
- **Good Sized Rooms**
- **Parking for 3 Cars**
- **Near Bus Stop and Train Station**
- **Garden on 3 Sides**
- **3 Bedrooms**
- **Village Location**
- **5 Minutes from Beach**

Plot / Garden

The bungalow is in the middle of a large plot, with parking to the front, and garden on 3 sides. The garden has a range of lawn, patio and gravel areas, and benefits from the sun through the day.

Living Room

Bright room with large windows and a door to the garden, with feature fire surround and space for dining table and chairs, leading to the kitchen.

Kitchen

A fitted kitchen with a range of wall and floor mounted units, with integrated oven, gas hob and extractor above, with dishwasher, space for fridge freezer, and combi boiler in cupboard.

Bedroom One

Good sized double bedroom at the rear of the property with large window, and ample space for freestanding furniture.

Bedroom Two

Used as an office, the bedroom has a window to the side and a built in cupboard.

Bedroom Three

To the front of the property, this double bedroom has a window to the side and space for freestanding furniture.

Shower Room

Shower room has enclosure with mains shower, WC, sink in vanity unit, heated towel radiator, and obscure window.

Garage

To the side of the property is the single garage, with up and over door. There is a window and door to the rear, with electricity and a light point.

Please Note

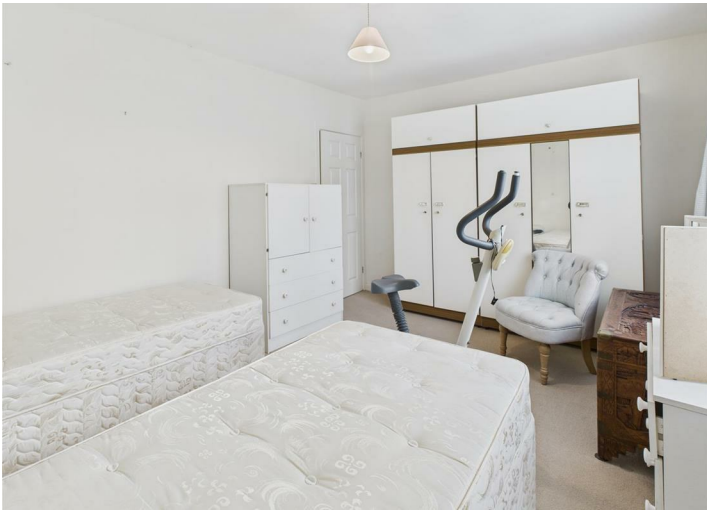
The Pembrokeshire County Council Tax Band is E - approximately £2,513.68 for 2025/26.



The property is found in Pentlepoir, just off the roundabout opposite the Dragon Palace. When coming from the roundabout down the hill, turn right into the driveway. The property is bordered by a stone faced wall.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

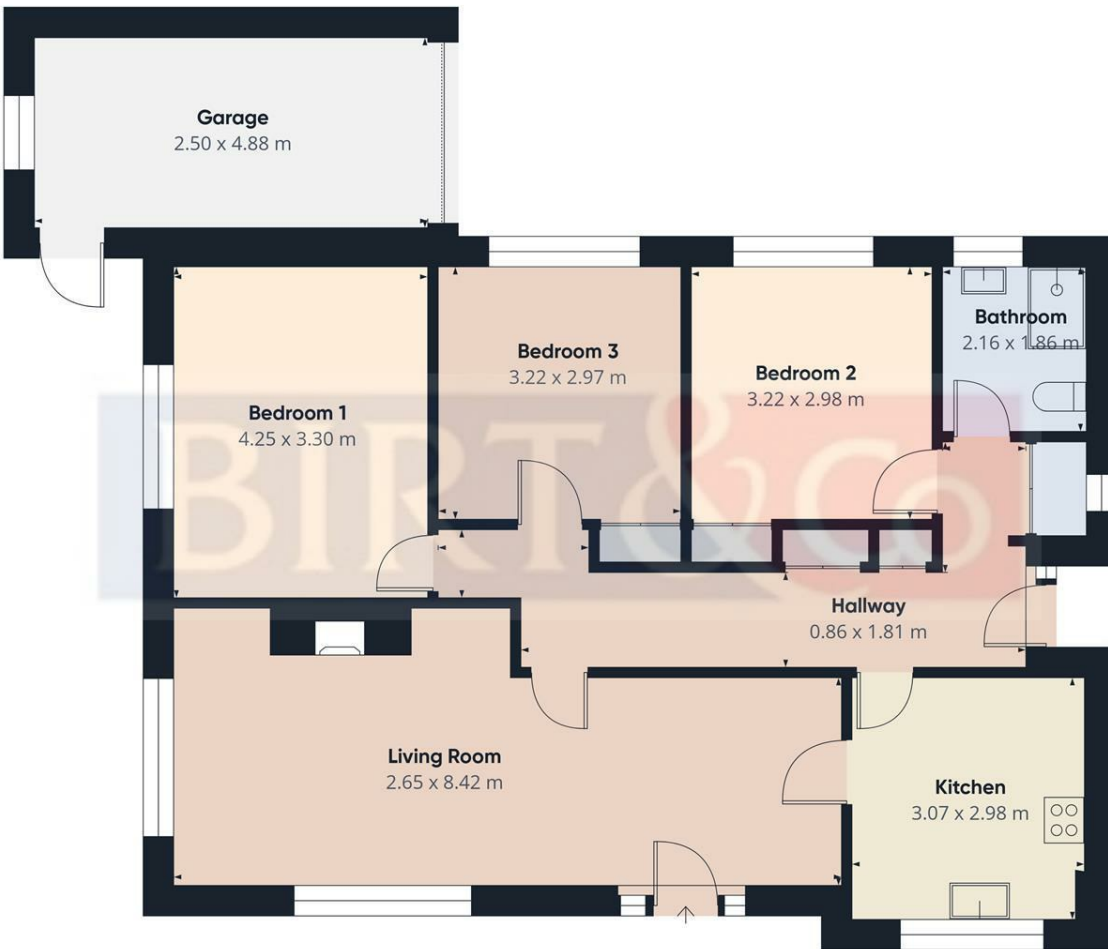








Floor Plan



Approximate total area⁽¹⁾
97.7 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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