



53 Sandy Hill Park, Saundersfoot, SA69 9PJ

Offers in Region of **£325,000**

Contact Narberth Office



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53 Sandy Hill Park

Saundersfoot

A delightful 3 bedroom detached bungalow, positioned in the ever-popular seaside village of Saundersfoot. The property is well laid out with good sized rooms throughout, creating a light and airy atmosphere that's both welcoming and versatile. The spacious living room is perfect for relaxing and each of the three bedrooms is generously proportioned, offering flexibility whether you need guest accommodation, a home office, or simply space for family and friends. There is a single garage and a brick paved driveway, providing ample parking space, plus well planted front and rear gardens. The home's layout is particularly suited to retirement buyers, offering comfortable, level accommodation with easy access throughout. The location is convenient for nearby shops, cafes, and the picturesque beach, all within close reach, making this bungalow a truly desirable place to call home. Whether you are looking to downsize, invest, or simply enjoy the charm of coastal living, this property is well worth considering.



Situation

The property is situated on a residential development, within close reach of the highly sought-after seaside village of Saundersfoot, renowned for its sandy beach, picturesque harbour and charming coastal atmosphere. The village offers a wonderful selection of independent shops, cafés, restaurants and traditional pubs, all within easy reach of the waterfront. Ideally located for exploring the stunning Pembrokeshire Coast National Park, Saundersfoot also benefits from convenient access to the neighbouring town of Tenby. Combining coastal charm with an excellent range of local amenities, Saundersfoot is an appealing location for both permanent living and holiday home ownership.

Accommodation

Double glazed front door opens into:

Porch

Double glazed windows to front and side. Double glazed door with matching side panel opens into:

Hallway

Built in storage cupboard, airing cupboard with gas combi boiler serving the domestic hot water and central heating, access to loft space. Doors open to:

Kitchen

Range of fitted wall and base storage units, worktops, single drainer sink, single electric oven, 4 ring gas hob, extractor hood above, part tiled walls, space for white goods, double glazed window to front.

Lounge/Diner

Large double glazed windows to front, electric fireplace, radiator.

Bedroom 1

Built in sliding mirrored wardrobes, double glazed external door and window to rear, radiator.

Bedroom 2

Double glazed window to rear, radiator.

Bedroom 3

Double glazed window to side, radiator.

Bathroom

Comprising a corner shower cubical, W.C, wash hand basin set on a vanity storage unit, heated towel radiator, frosted double glazed window to side.

Externally

To the front there is a level garden with mature shrubs and lawn. A brick paved driveway leads down the side to the garage and provides ample off road car parking. To the rear is an enclosed and gated garden with wide variety of mature ornamental trees, shrubs and decked seating area.

Garage

With electric garage door to front and side pedestrian door to garden. Power and lighting connected.

Directions

From Narberth, travel down the main A478 signposted for Tenby, passing Templeton and Kilgetty. Travel through Pentlepoir, proceeding straight across the mini roundabout by the Dragon Palace restaurant, and continue on the A478 for roughly 2 miles, passing the Four Seasons farm shop on your right. Turn left onto Sandy Hill road, then turn right into the development and number 53 is found on the right hand side, identified by our JJ Morris for sale sign.

Services

- Heating Source: Mains Gas
- Electric: Mains
- Water: Mains
- Drainage: Mains
- Local Authority: Pembrokeshire County Council
- Council Tax Band: D
- EPC: C
- Tenure: Freehold and available with vacant possession upon completion.
- What Three Words: [///hampers.indoors.expectant](https://www.what3words.com/#!/hampers.indoors.expectant)

Broadband

According to the Ofcom website, this property has standard, superfast and ultrafast broadband available. 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.

Mobile Reception

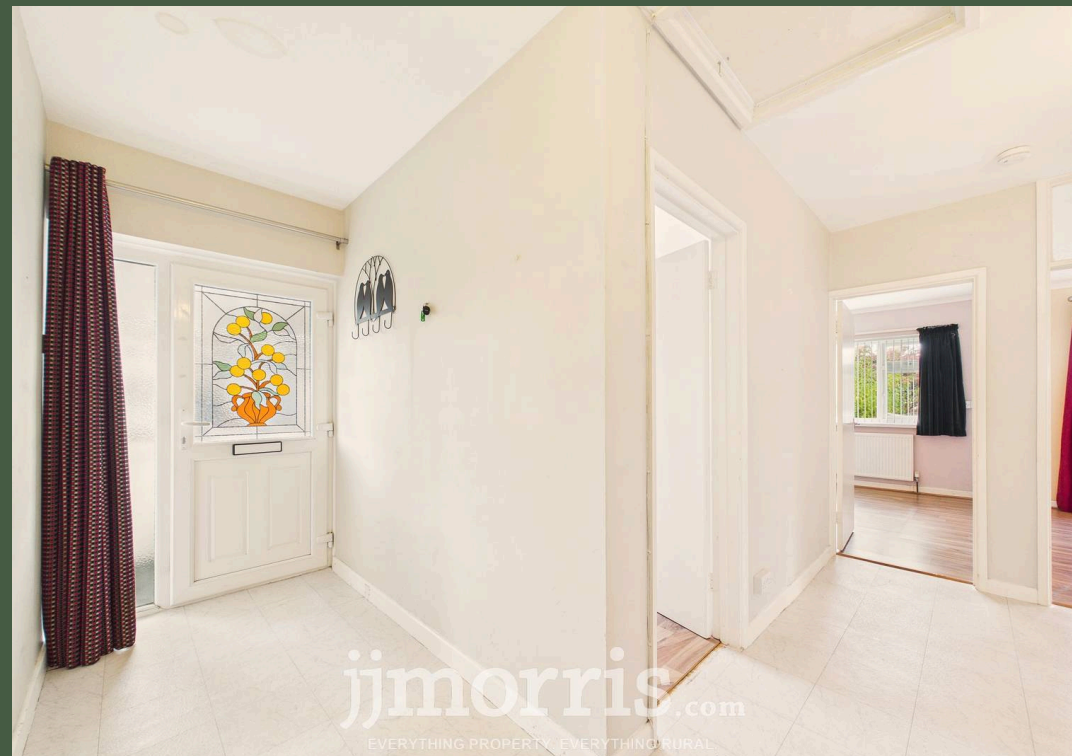
The Ofcom website states that the property has the following indoor mobile coverage

- EE Voice & Data – 83%
- Three Voice & Data – 75%
- O2 Voice & Data – 73%
- Vodafone Voice & Data – 74%

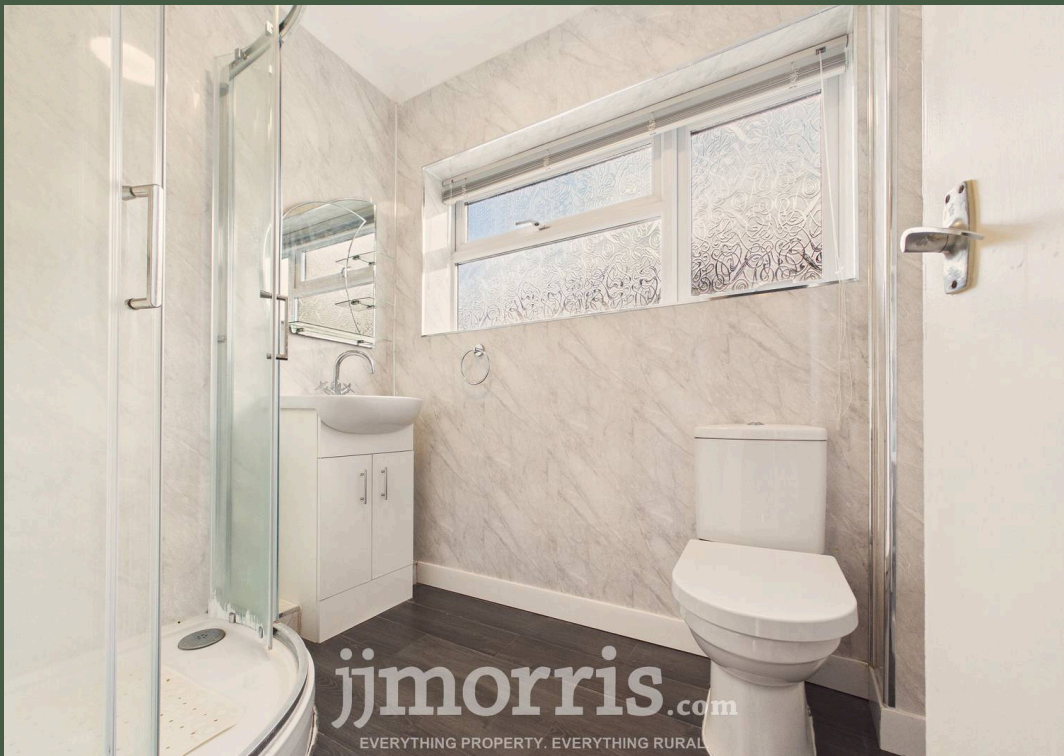
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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

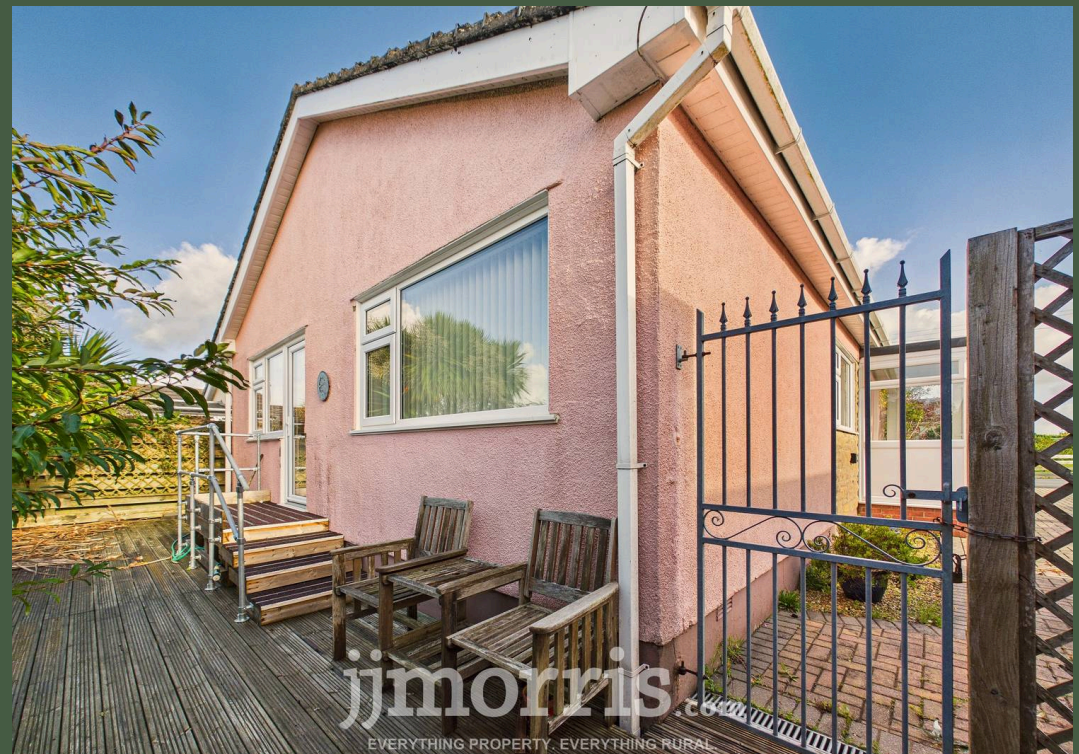
Anti-Money Laundering

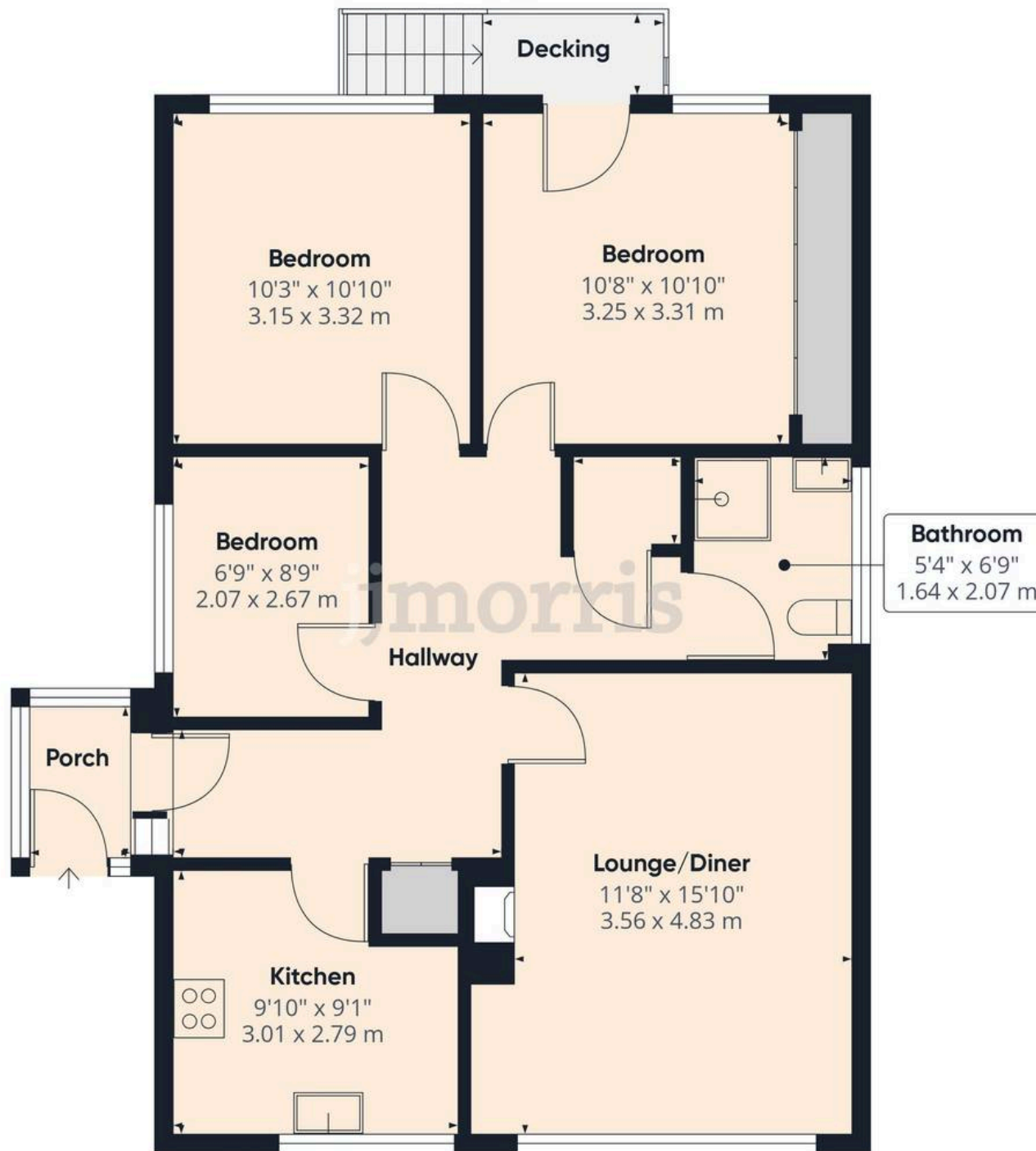
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, 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 0 Building 1



Floor 0 Building 2



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