WEST WALES PROPERTIES .CO.UK

Celebrating 30 Years of Business

WEST WALES FINEST PROPERTIES

0345 094 3006
finest@westwalesproperties.co.uk
westwalesfinestproperties.co.uk

WEST WALES FINEST PROPERTIES

THE AGENT WITH THE LONDON CONNECTION





"Golwg Y Mor", 4 Bevelin Hall, Saundersfoot, Pembrokeshire, SA69 9PG

- **SEA VIEWS**
- **DESIRABLE VILLAGE LOCATION**
- **BALCONY, TERRACE & GARDEN**
- **SOLAR PANELS & GAS CENTRAL HEATING**
- **CLOSE TO AMENITIES**
- **DETACHED HOUSE**
- **4 BEDROOMS**
- **GARAGE & DRIVEWAY PARKING**
- **NO CHAIN**
- **EPC RATING C**

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

www.mayfairoffice.co.uk tel: 020 7467 5330

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES



AND ASSOCIATED MAYFAIR OFFICE IN LONDON

Offers Around £660,000

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
Email: tenby@westwalesproperties.co.uk
Telephone: 01834 845584

MAYFAIR OFFICE GROUP

We Say...

A four-bedroom detached house set over four floors and located in an elevated position with amazing views over Saundersfoot village and the sea beyond. The property benefits from gas central heating and double glazing and would make a wonderful family home. The accommodation briefly comprises: Entrance porch, hallway, a bed/sitting room and WC on the ground floor. Stairs lead down to the lower ground floor lounge with full height windows to the rear and door out to the terrace and those fabulous views. The lounge is open plan to the dining area and from here you enter the kitchen, utility room, and separate breakfast room. Stairs lead up to the first floor with a family bathroom and a master bedroom with en-suite shower room. The windows stretch across the bedroom to a door out to your own private balcony with fantastic sea and countryside views. The stairs continue up to the second and final floor, where there are two double bedrooms.

The front of the house has a lawned garden to one side, driveway parking for two vehicles, and the garage on the other side. There is a side garage door as well as the main car entry plus the garage can be accessed from inside the house via a door from the breakfast room where the vendor installed a short lift to reach the higher level of the garage. The paved terrace with glazed balustrade at the rear of the lounge has an impressive view and extends the living area from inside to out, perfect for entertaining. Steps at the side of the terrace lead down to the pergola and a further few steps, down to the lawn below. The enclosed lawn is bordered by pretty flowers and shrubs and the perfect place to catch the morning sun.















DIRECTIONS

From our Tenby Office turn left and go up the High Street, at the roundabout take the 2nd exit and follow the road, at the junction turn right onto the A478. At the roundabout go straight over and take the 1st right onto Sandy Hill Road. Turn right onto Sandy Hill Park and take the 1st left to stay on Sandy Hill Park. Continue onto Bevelin Hall for a short way and the property will be on the left-hand side before heading downhill.

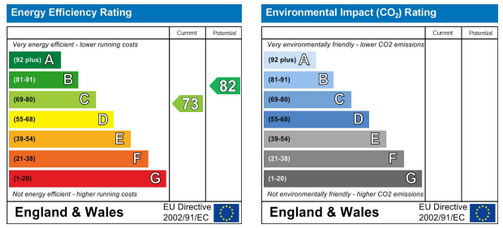
GENERAL INFORMATION

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band F

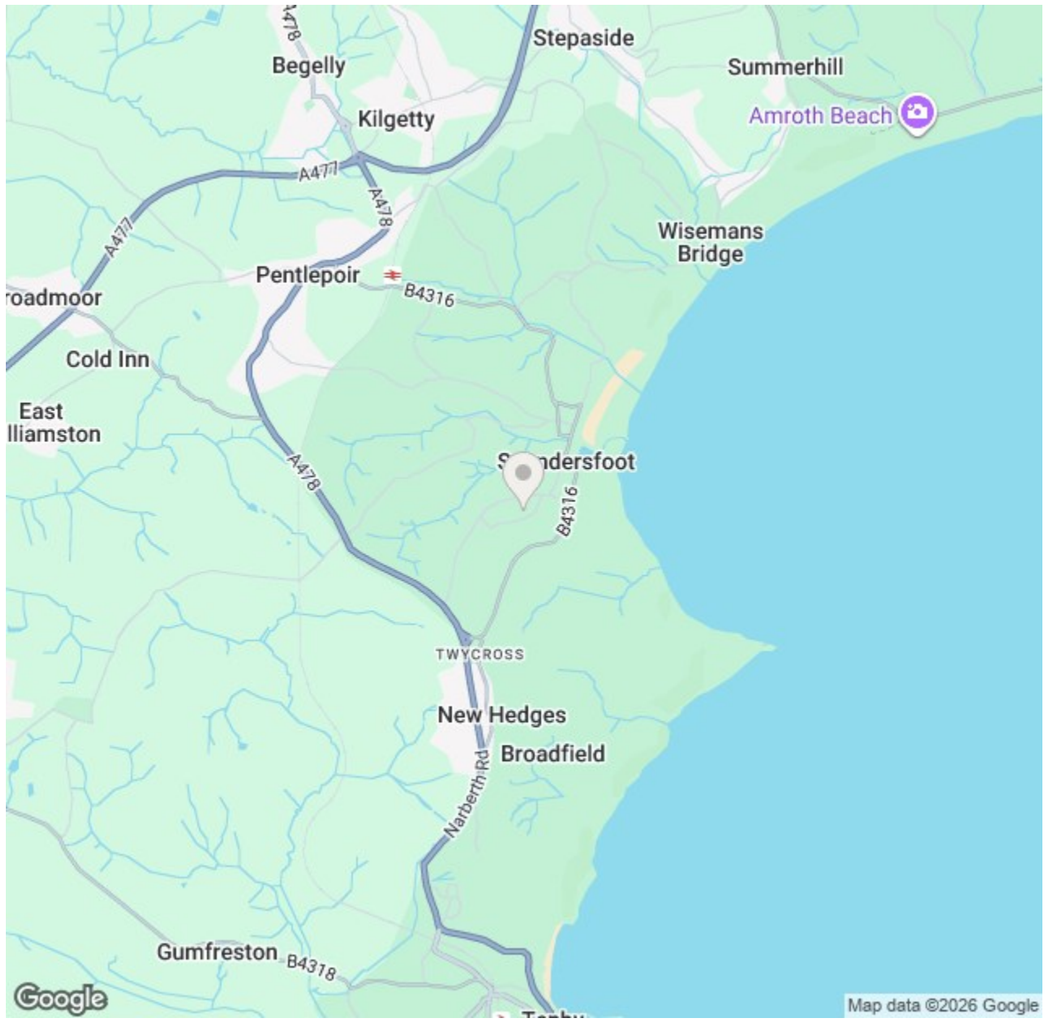
We would respectfully ask you to call our office before you view this property internally or externally

IRK/AMR/9/21/OK

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/



AERIAL VIEW





PORCH

HALL

BED/SITTING ROOM
10'5 x 11'11

WC
5'8 x 5'9

LOUNGE
19'8 max x 16'8 max

DINING AREA
10' x 11'6

KITCHEN
13'4 x 10'3

UTILITY ROOM
7'4 x 8'5

BREAKFAST ROOM
8'8 x 11'3

FIRST FLOOR LANDING

MASTER BEDROOM
16'9 max x 12'8 max

ENSUITE
7'6 x 4'11

SECOND FLOOR LANDING

BEDROOM
11'7 max x 10'6

BEDROOM
11'7 max x 10'3

GARAGE
14'8 x 18'6

