



31 Swallow Dale, Saundersfoot

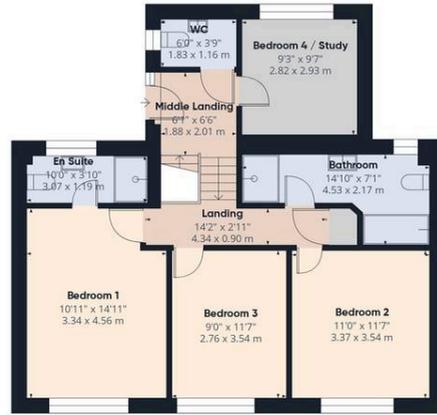
£375,000 Freehold

Detached Split-Level House • 4 Double Bedrooms, Master En Suite, 2 Receptions, Kitchen, Utility, Family Bathroom & Cloakroom • South Facing Rear Garden with Conservatory • Ample Off Road Parking Plus Detached Garage • Well-Presented Accommodation • Peaceful Cul-De-Sac Location • Walking Distance To Village Centre, Beaches & Coastal Path • Ideal Family / Forever Home or Investment





Floor 0



Floor 1

Approximate total area^m
 1424 ft²
 132.3 m²
 Reduced headroom
 2 ft²
 0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

GIRAFFE360

Delightful detached family home in peaceful cul-de-sac in Saundersfoot. Lounge, Kitchen, Dining Room, Utility, 4 Bedrooms, Master Ensuite, Family Bath, Conservatory, south-facing garden, driveway, garage. Gas central heating, double glazing. Close to bus routes.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D





Hallway
9' 6" x 5' 5" (2.89m x 1.66m)

Lounge
19' 2" x 11' 9" (5.84m x 3.58m)

Sun Room
10' 3" x 8' 11" (3.12m x 2.73m)

Dining Room
9' 7" x 9' 4" (2.91m x 2.85m)

Kitchen
12' 9" x 9' 3" (3.89m x 2.83m)





Utility Room

9' 11" x 5' 10" (3.02m x 1.77m)

Middle Landing / Entry Hall

6' 8" x 6' 2" (2.04m x 1.88m)

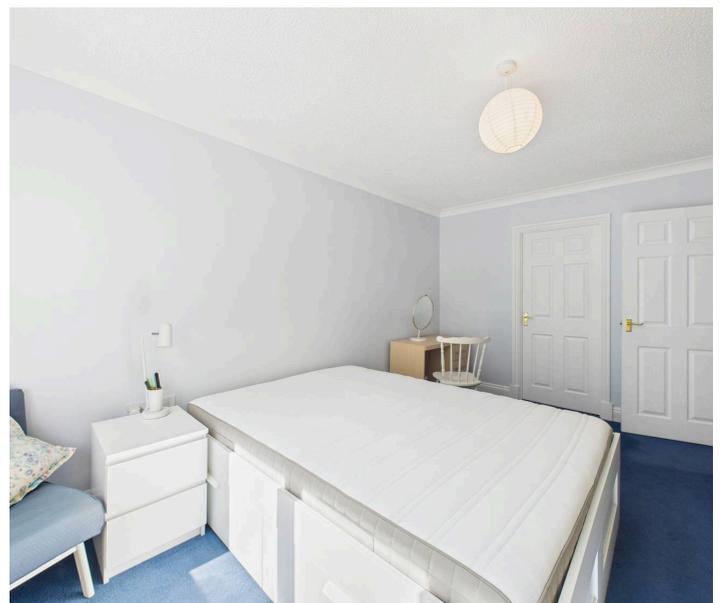
Bedroom 4 / Office

9' 7" x 9' 4" (2.93m x 2.84m)

Wc

6' 0" x 3' 10" (1.83m x 1.16m)

First Floor Landing



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Bedroom 1

14' 11" x 10' 11" (4.56m x 3.34m)

En Suite (Bed1)

10' 1" x 3' 11" (3.07m x 1.19m)

Bedroom 2

11' 7" x 11' 1" (3.54m x 3.37m)

Bedroom 3

11' 7" x 9' 1" (3.54m x 2.76m)

Bathroom

14' 10" x 7' 1" (4.53m x 2.17m)





GARDEN



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