



Glenaveen Broadfield Hill, Saundersfoot

£429,950 Freehold

Spacious detached bungalow on large double plot in Broadfield, Saundersfoot. Sea views, two bedrooms, loft with conversion potential, private gardens, and scope for redevelopment or extension.



Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- Substantial detached bungalow on double plot
- Conveniently located near Saundersfoot village, harbour, and beaches
- Partially converted loft offering development scope
- Generous gardens & grounds with ample off-road parking & double garage
- Elevated position providing distant sea views
- Sought after area of Broadfield, Saundersfoot

Hallway

Glazed timber entrance door, timber flooring

Living Room

Dual aspect timber framed windows, timber flooring

Kitchen

Matching base and wall units with contrasting work surface, 1.5 bowl single drainer sink, integrated oven and hob, pantry cupboard, dual aspect timber framed windows, vinyl flooring

Rear Entrance

Glazed timber entrance door, vinyl flooring

Shower Room

Shower with glass screen, low flush lavatory, hand basin over storage unit, base unit with single drainer sink, wall mounted gas fired boiler, tiled flooring, part tiled walls, dual aspect frosted timber framed windows

Bedroom 1

Double bedroom with timber framed bay window to front, fitted carpet, fitted wardrobes

Bedroom 2

Double bedroom with fitted wardrobes, fitted carpet, timber framed window to rear

Cloakroom with WC

Close coupled lavatory, hand basin over storage unit, tiled flooring, frosted timber framed window to rear

Rear Hallway

Accessed externally

Double Garage

Up & over door to front, timber framed window to side

Loft Room 1

Large dual aspect timber framed windows providing views over Saundersfoot

Loft Room 2

8 x skylights, feature port hole window to side

Development Potential

The property benefits from a substantial partially converted loft space, already fitted with multiple skylights and windows, offering significant scope to expand the existing accommodation, subject to the necessary permissions. The overall size of the plot also presents potential for further extension or reconfiguration, making Glenaveen ideal for purchasers seeking a project, multi-generational living space, or an opportunity to add long-term value in a highly desirable coastal location.



Approximate total area⁽¹⁾

224.5 m²

2417 ft²

Reduced headroom

15 m²

162 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		65
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	