



Apple Tree Cottage St. Brides Lane, Saundersfoot, SA69 9HL

Offers in Region of £275,000

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Apple Tree Cottage St. Brides Lane

Saundersfoot

Set within the highly sought-after coastal town of Saundersfoot, this three-bedroom detached bungalow presents a fantastic opportunity for those seeking an easily maintainable property which stands within a pleasant plot. Occupying a spacious plot in an elevated position, the property is conveniently positioned to the amenities and attractions that make Saundersfoot such a desirable place to live. The three bedroom bungalow is of non-traditional build being of 'woolaway' construction and has been improved by the current owners. Offering versatile accommodation to suit a variety of purchasers whether you are looking to settle into a peaceful retirement, raise a family in a welcoming community, or add a valuable asset to your property portfolio. Apple Tree Cottage offers considerable potential and an early inspection is highly recommended.



Situation

Situated in a pleasant residential development being within walking distance of the beach and the village facilities at Saundersfoot. A very popular village within the coastal county of Pembrokeshire which provides a wide range of amenities and facilities which cater for all day to day needs to include a primary school, medical centre, post office, hotels, numerous restaurants, pubs, cafes, shops etc. Benefitting from a bus service and a train station, the village is accessible to the larger towns of the area with the A477 road link located a short distance away which provides easy access to the towns of St. Clears and Pembroke Dock. The coastal town of Tenby and village of Amroth are within easy car driving distance which makes Saundersfoot an excellent location to explore the Pembrokeshire coastline.

Entrance Hallway

With laminate timber flooring, decorative tongue and groove walls, radiator and built in airing cupboard.

Living Room

20' 0" x 12' 6" (6.10m x 3.80m)

Spaciously proportioned enjoying a triple aspect, a large double-glazed window overlooks the fore, window to the side and patio doors lead to the rear. The focal point being the feature open fireplace, also including two radiators and service hatch to the kitchen. Laminate floor with wood panel to one wall.

Kitchen

14' 1" x 5' 7" (4.30m x 1.70m)

Incorporating a range of base and wall mounted units with complimentary work surface above, stainless steel sink and drainer unit. Built in cooker and ceramic hob, built in cupboard and door to the rear.

Inner Hallway

Bedroom 1

10' 10" x 8' 10" (3.30m x 2.70m)

Double room overlooking the fore with radiator.

Bedroom 2

10' 6" x 10' 6" (3.20m x 3.20m)

Overlooking the fore and including tongue and groove panelling to one wall and wood panelling to another. Also incorporating a radiator.

Bedroom 3

8' 10" x 7' 7" (2.70m x 2.30m)

Overlooking the rear with radiator.

Bathroom

5' 3" x 4' 11" (1.60m x 1.50m)

Comprising a bath with electric shower above, wash hand basin, window to the rear, lino flooring with part tiled walls and tile effect stickers.

Separate W.C.

Services

We understand that the property has the benefit of all mains services to include an oil central heating system. External boiler.

Tenure: Freehold with vacant possession upon completion.

Local Authority: Pembrokeshire County Council.

EPC: D

Property Classification: Band D. Annual Charge £2176 p.a. (online enquiry only)

Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available. Standard Broadband – Highest available download speed of 15Mbps and upload speed of 1Mbps. Superfast Broadband – Highest download speed of 80Mbps and upload speed of 20Mbps. 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 Phone Coverage

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

EE Voice & Data – 81%

Three Voice & Data – 76%

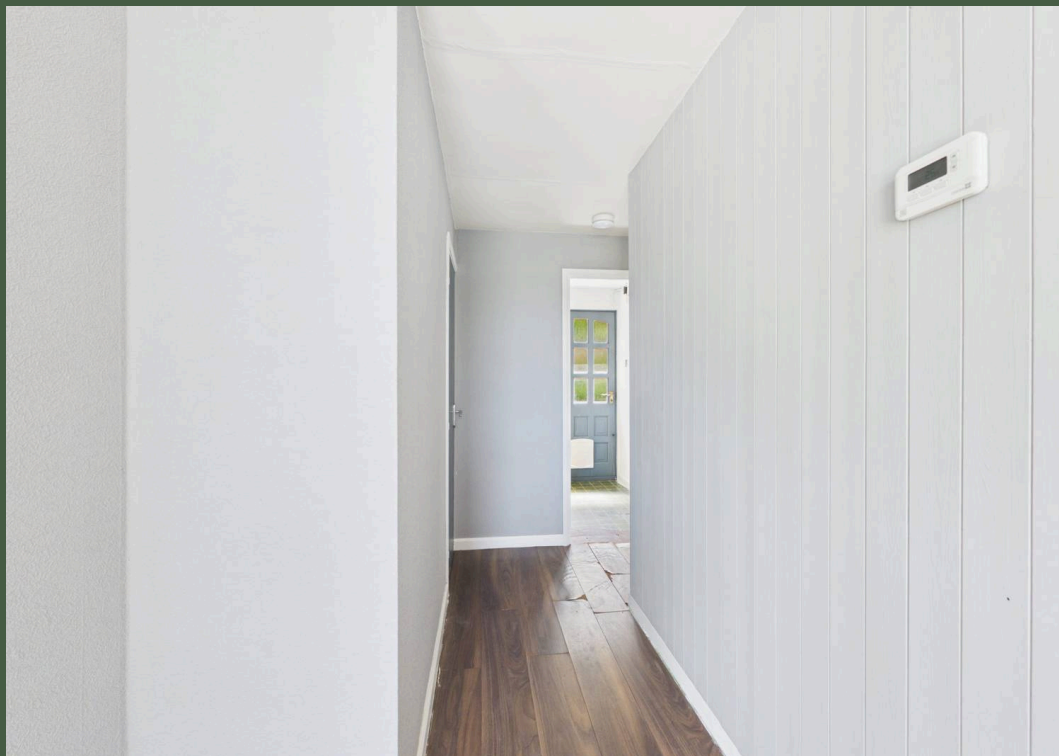
O2 Voice & Data – 69%

Vodafone Voice & Data – 73%

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 & Ability to Purchase

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.

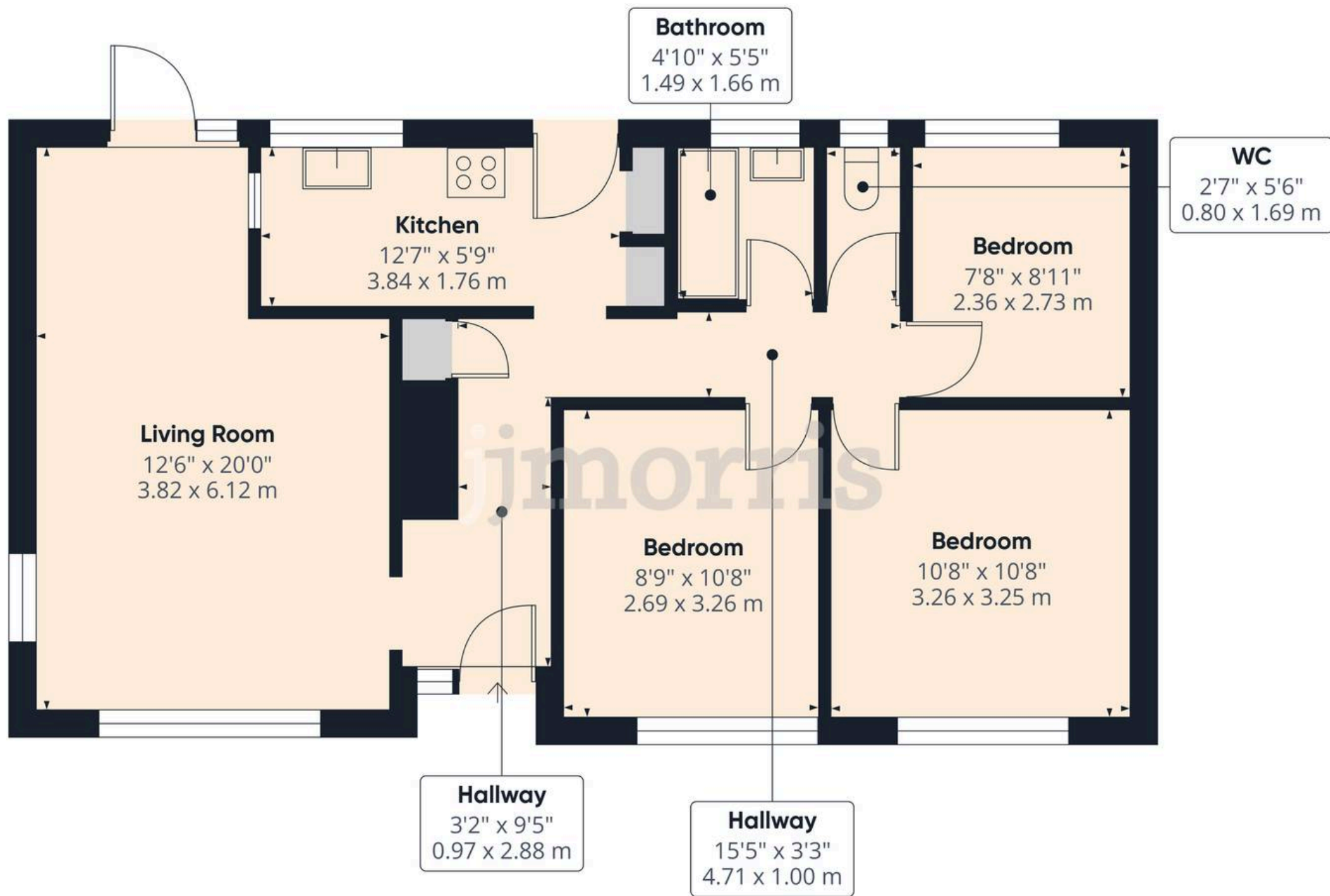














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