

Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

COUNCIL TAX: Band 'E'

HEATING: Gas

ref:ADD /LLE / MAY/ 26

TAKEONOK/05/05/26/LLE

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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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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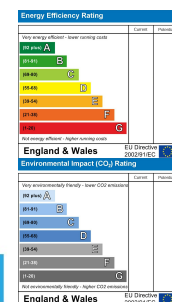


## 20 Bonvilles Close, Saundersfoot, Pembrokeshire, SA69 9LY

- Detached Bungalow
- Cul-De-Sac Location
- Open Plan Living/Dining Room
- Well Maintained Mature Garden
- Gas Central Heating
- Immaculately Presented
- Three Bedrooms
- Modern Kitchen
- Driveway Parking And Garage
- EPC Rating: tbc

£380,000

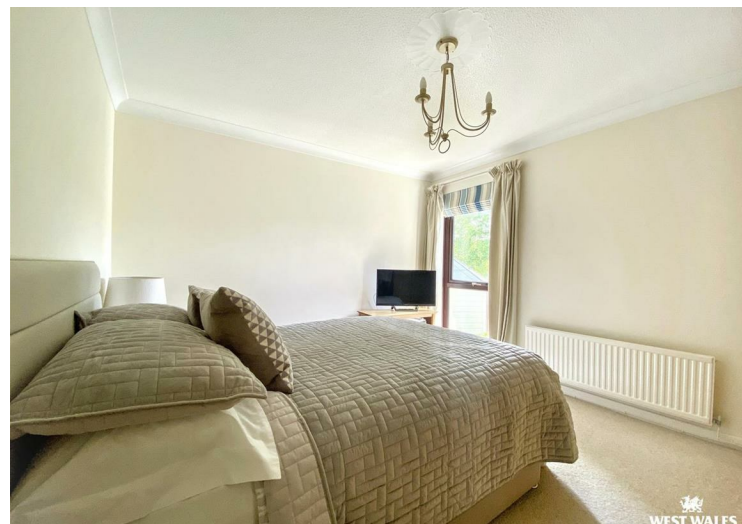
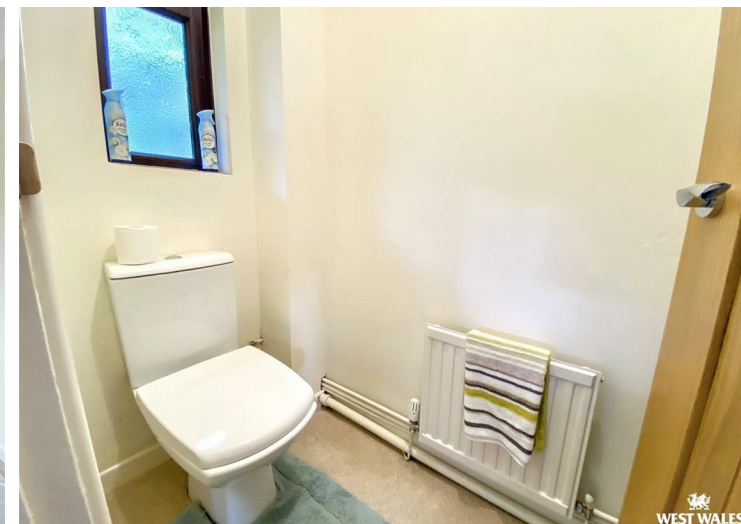
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**The Agent that goes the Extra Mile**





A beautifully presented detached bungalow, ideally located in the highly sought-after cul-de-sac of Bonvilles Close in Saundersfoot. The property is within walking distance to the village centre and beach, with nearby public footpaths offering a lovely stroll down into the heart of the village. This versatile home would make an ideal family residence, holiday retreat, or investment opportunity. Viewing is highly recommended!

This immaculately maintained home offers stylish accommodation, featuring a bright open-plan living and dining area, both benefiting from patio doors opening out onto the garden. Leading through into a modern shaker-style kitchen, the kitchen benefits from a range of integrated appliances. The property also accommodates; a convenient W/C and storage cupboard located off the entrance hall, a contemporary shower room, and three bedrooms.

Set across a split-level design, the bedrooms and shower room are positioned on the upper level, providing a sense of privacy and separation from the main living space. This attractive home combines comfort, practicality, and a desirable location, making it an excellent choice for a range of buyers.

The mature garden is well maintained and bordered by a variety of plants, trees, and shrubs, creating a tranquil outdoor space. A patio area located off the dining room provides an ideal setting for outside seating and entertaining, while enjoying lovely views across the surrounding landscape. An adjoining garage offers secure parking and additional storage, and benefits from a useful utility area. The property also benefits from a driveway, offering off road parking.



### DIRECTIONS

Leaving the Tenby office head north-west on St Julian's St/Tudor Square towards Church St. Continue onto High St and at the roundabout continue straight onto The Norton/A478. Continue to follow A478 and at the roundabout, take the 2nd exit onto Narberth Rd/A478. Follow road for approx 0.5 miles and then at the roundabout, take the 1st exit onto Narberth Rd/A478. Continue on road for 1.4 miles and at the next roundabout, take the 1st exit onto A478. Turn right onto Sandy Hill road and continue into Saundersfoot and continue around square and up Milford Street. Turn left onto The Ridgeway and continue to follow road for approx 0.6 miles. Turn left onto Valley Road, and then take the first left onto Incline Way. Turn left onto Bonvilles Close and continue to the end, where the property is located on the right.  
 What/Three/Words://veered.caller.vessel  
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