

Approx Gross Internal Area
98 sq m / 1055 sq ft



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 'D'
HEATING: Gas

ref: LLT / LLE / APR / 26
TAKEONOK/13/04/26/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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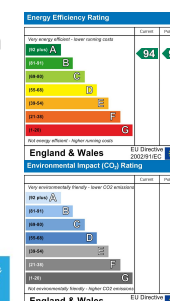
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6 Bryn Heulog, Ger Y Mor, Saundersfoot, Pembrokeshire, SA69 9EH

- Detached New Build Home
- Walking Distance To The Coast
- Master Bedroom With En-Suite
- Driveway Parking
- Solar Panels And Gas Central Heating
- Three Double Bedrooms
- Open Plan Kitchen/Diner With Utility Room
- Enclosed Garden
- Garage With Power And Lighting
- EPC Rating: A



Offers In The Region Of £400,000

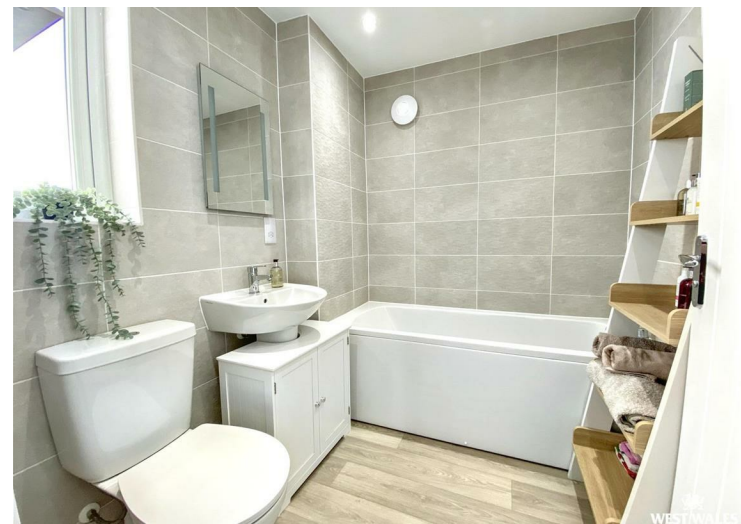
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The Agent that goes the Extra Mile



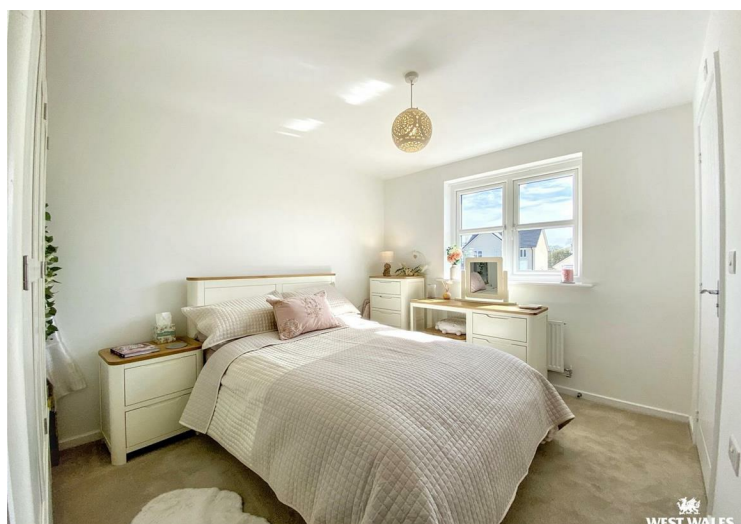


6 Bryn Heulog is a beautifully presented three-bedroom detached new-build home, completed in 2025 and positioned on the desirable Ger Y Mor development in Saundersfoot. Offering modern, energy-efficient living within walking distance of the coast, this stylish home enjoys an excellent setting with attractive countryside views and a light, spacious feel throughout which is not over looked by the surrounding properties.

The property has been thoughtfully upgraded and finished to a high standard, making it an ideal choice for buyers looking for a modern coastal home without the wait or uncertainty of buying off-plan. Benefits include solar panels, gas central heating, quartz worktops, integrated appliances, upgraded flooring, modern lighting and an EPC rating of A. The garage also benefits from power and lighting, adding further practicality for storage, hobbies, or day-to-day use. The ground floor opens into a welcoming entrance hallway with a convenient cloakroom/WC. The open-plan kitchen and dining area forms the heart of the home, fitted with stylish units, quartz worktops, integrated appliances and a breakfast bar, creating a practical and sociable space for everyday living and entertaining. A separate utility room adds further convenience, with access through to the side of the property. Across the hallway, the bright and comfortable living room enjoys plenty of natural light and has patio doors opening directly onto the rear garden, creating an easy connection between the indoor and outdoor space.

Upstairs, the property offers three well-proportioned double bedrooms. The main bedroom benefits from built-in storage and a modern en-suite shower room. The two further bedrooms are light and versatile, with pleasant views towards the surrounding countryside, making them ideal as bedrooms, guest rooms, or a home office. A contemporary family bathroom completes the first floor.

Externally, the enclosed rear South East facing garden and is laid to lawn and provides a private, manageable space for outdoor seating, relaxing and entertaining . A pathway runs around the property, giving practical access from the front to the rear garden. The home also benefits from a garage with power and lighting, together with an off road parking space. Set in a sought-after coastal location, the property combines the ease of modern new-build living with the appeal of Saundersfoot's beaches, harbour, shops, cafes and coastal walks nearby. This is a superb opportunity to purchase a move-in-ready home in a popular Pembrokeshire seaside village.



DIRECTIONS
 From the office in Tenby head out of town towards Saundersfoot. At the New Hedges roundabout take the 1st exit onto the A478. Turn right onto Sandy Hill Road and continue to follow the road. The entrance to Gey Y Mor is on the right hand side. Turn into development where you will find the property on the left hand side.
 What/Three/Words:///schooling.relishes.mainland
 See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.