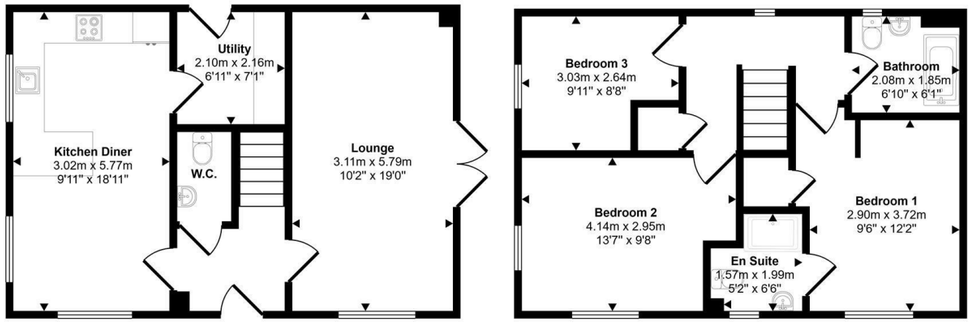
Approx Gross Internal Area
98 sq m / 1055 sq ft



Ground Floor
Approx 49 sq m / 530 sq ft

First Floor
Approx 49 sq m / 525 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

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

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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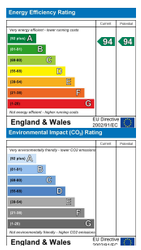
TELEPHONE: 01834 845584

01834 845584
www.westwalesproperties.co.uk

6 Bryn Heulog, Ger Y Mor, Saundersfoot, Pembrokeshire, SA69 9EH

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



£415,000

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The Agent that goes the Extra Mile

Situated on the sought-after new build development of Ger Y Mor in Saundersfoot, this beautifully presented three-bedroom home, completed in 2025, offers modern living in a desirable coastal setting. Enjoying delightful countryside views to the side and within walking distance of the coast, the property is perfectly positioned as an ideal family home and a fantastic investment opportunity.

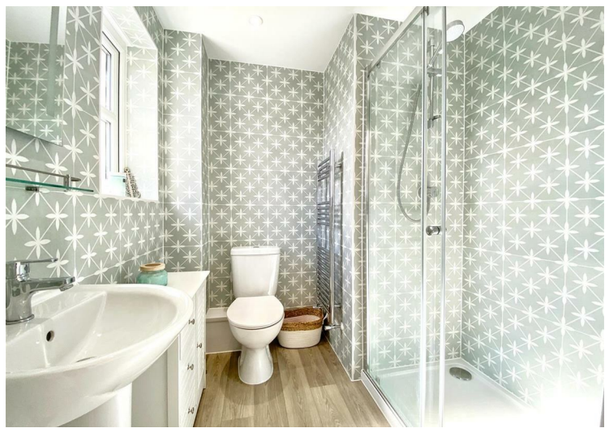
The ground floor features a welcoming entrance hallway with a convenient W/C, leading through to an open-plan kitchen/diner, ideal for family living and entertaining. The kitchen is fitted with a range of integrated appliances, stylish quartz worktops, and a breakfast bar, creating a sleek and functional space, with access to a separate utility room for added practicality. Across the hallway, a bright and comfortable family living room features patio doors opening out onto the garden, creating a wonderful indoor-outdoor living space.

Upstairs, the property offers a well-appointed master bedroom with built-in storage and a stylish en-suite shower room, alongside a contemporary family bathroom. There are two further double bedrooms, both benefiting from the attractive countryside views, providing light-filled and versatile accommodation.

Externally, the garden is laid to lawn and provides ample space for outdoor seating and entertaining. An outside tap and external power, add further convenience. A pathway runs around the property from the utility room to a side gate, offering convenient access to the garden from the front. The property also benefits from a single garage with lighting and power, and an allocated parking space.

Further benefits include a fire suppression system, waste water heat recovery system, solar panels and gas central heating, providing improved energy efficiency and year-round comfort.

This is an excellent opportunity to acquire a modern home in a popular coastal development, combining scenic surroundings with thoughtfully designed living space.



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.