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Beachwood The Glen Saundersfoot SA69 9NT

£1,100,000

House - Detached
Freehold



An immaculately presented property in a popular area of Saundersfoot, moments from the beach.

Beachwood is an impressive bungalow, with wrap-around garden, driveway, and a garage. There is an enclosed courtyard to the rear, acting as a private sun trap. Internally, there are 6 bedrooms (2 of which are en-suite), with a substantial 13.5m long living area with patio doors out to terraces offering sea views over the Glen wood.

The property was refurbished and reconfigured by the current owners and presents a rare opportunity to acquire a house of this calibre, on a plot of this size, in such proximity to the beach and Saundersfoot Village. EPC = to be confirmed



Regulated by R.I.C.S. Giles Birt, B.Sc., M.R.I.C.S



- **Substantial Detached Bungalow**
 - **Large Drive + Garage**
 - **6 Bedrooms**
- **Estate Leads onto Glen Beach**

- **Sea Views**
- **Sought After Cul-De-Sac**
- **Wrap-Around Garden**
- **2 Ensuite Bedrooms**

Hallway

Step up from the driveway into a porch, with front door opening into a bright and spacious hallway with doors to 4 of the bedrooms and the living area.

Hallway has a cloakroom (with WC and basin), and a boiler room (with shelving, gas combi boiler, and modern hot water system, plus Hive controls).

Bedroom 1

A delightful dual aspect double bedroom with an ensuite shower room.

Ensuite has a corner shower enclosure, WC, and sink in vanity unit.

Bedroom 2

Double bedroom with a window to the side, with sea glimpse over the treetops.

Bedroom 3

Double bedroom at the end of the hall, with a window looking out to the rear courtyard.

Bedroom 6 / Office

Single bedroom with a window to the side, which would make an ideal office room.

Open Plan Kitchen/Dining/Living

A beautiful bright room with 3 zoned areas incorporating the kitchen, dining room and lounge spaces.

The kitchen is modern, with ample worktop or cupboard space, plus a range cooker and Belfast sink.

There are patio doors opening onto the dining terrace.

The dining area has a large picture window offering lovely views across the bay even when sat at the table and washing the room in natural light.

The lounge area has tri-fold doors opening onto the sun terrace, offering sea views down the coast. On this side of the room, there are doors off to the second hallway and the sunroom.

Sunroom

The sunroom offers views around the lawned garden on 2 sides, as well as over and across the bay. A uPVC door leads into the garden and features two cute porthole style windows from the living area.

Bedroom 5

Double bedroom with a window overlooking the rear garden area.

Bathroom

Spacious and partly tiled bathroom, with a suite comprising WC, wash hand basin, and p-shaped bath with mains connected shower & glass screen. There's an obscure window to the side, and central heating towel radiator.

Bedroom 4

Currently set up as a triple bedroom, this room would make a generous double bedroom with a dressing area and has two windows looking over the garden.

Utility

The utility room has space and connection for a washing machine, tumble drier and fridge freezer, with a tiled floor and window to the rear courtyard.

Boot Room

With a door to the rear courtyard and tiled floor, this useful room provides ample storage for outdoor coats and shoes.

Garden

From the front gate, there is a large driveway with ample parking for multiple vehicles. The plot features large lawned areas, mature trees, a pond, a shaded sitting area and a summerhouse. The property boasts 2 large terraces to the front, enclosed with glass balustrades to allow enjoyment of the views across St Brides Bay.

Courtyard

A separate and private enclosed courtyard to the rear of the property provides additional outside space. There is access to this via a path to the side of the house from the garden, and the rear of the garage.

Garage

The single garage has up-and-over doors to the front and the rear courtyard. It has mains electricity connected and measuring approx. 5.6m x 2.6m, it is suitable for parking a vehicle, small boat, or storage of kayaks and paddleboards etc.

Please Note

We are advised the property is freehold.

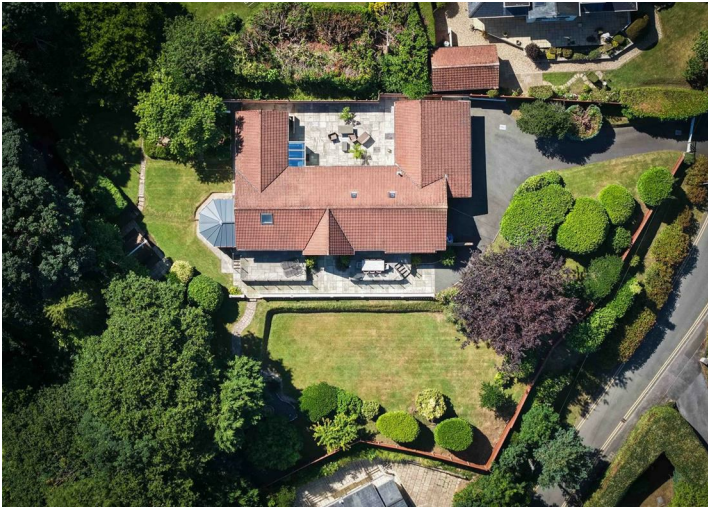
Pembrokeshire County Council tax band is H.

Mains water, electricity, gas and drainage are connected.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	









Floor Plan



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