



Lock House, St Julian Street, Tenby
Pembrokeshire, SA70 7AS

Telephone; (01834) 842204
Email; sales@birtandco.co.uk

www.birtandco.co.uk



23 Incline Way
Saundersfoot
SA69 9LX

£338,000

Bungalow - Detached
Freehold



This well-presented detached bungalow offers 4 bedrooms (with master ensuite), open plan living room, kitchen, family bathroom. The spacious garden offers multiple seating areas to enjoy some fresh air and various separate spaces to keep any green-fingered enthusiasts happy. The property has a driveway to the front and benefits from double-glazing and gas central heating throughout.

Situated in a peaceful cul-de-sac, this family home boasts delightful countryside views. Located on the outskirts of Saundersfoot, the property is a short drive or leisurely walk from the centre of town with its shops, eateries, newly rejuvenized harbour and golden sandy beaches.



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



- **4 Bedroom Detached Bungalow**
- **Stunning Countryside Views**
- **Beautiful Landscaped Garden**
- **Quiet Cul-De-Sac Location**

- **Open-Plan Living Space**
- **Bathroom & Master En-Suite**
- **Driveway**
- **Located Outskirts of Town**

Open-Plan Living Room 21'3" x 14'5" max (6.5m x 4.4m max)

As you step in through the front porch, this open-plan space seamlessly blends the lounge, dining and kitchen to create a welcoming living space. To one end the living room boasts a double-glazed bay window looking out to the front garden and flooding the room with natural light. There is also a fireplace, currently housing an electric flame effect fire, creating a cosy ambience. Wooden wall and base units and a kitchen island with varnished wood worktops create a lovely dining room setting just next to the kitchen with ample storage.

Kitchen 11'9" x 8'6" max (3.6m x 2.6m max)

Leading from the open-plan living space, the kitchen comprises wooden wall and base units with varnished worktops providing ample space for storage and food preparation. Appliances include built-in electric fan oven/grill and 4-ring electric hob and integrated fridge/freezer. There is under-counter space, electric and plumbing for dishwasher and washer dryer.

Bedroom 1 & En-Suite 17'8" x 8'2" (5.4m x 2.5m)

This converted garage now makes a delightful master suite just two steps down from the Open-Plan Living Space. With a wide double-glazed uPVC window to the front, this room boasts built-in over-bed wardrobe space and an en-suite shower to the rear of the room with close-coupled toilet, vanity unit with wash basin and corner shower cubicle with overhead detachable shower head, body jets and seat.

Hallway 8'6" x 9'10" max (2.6m x 3m max)

The central hallway leads off from the Open-Plan Living Space to the 3 bedrooms and family bathroom. There is also loft access from here and an

airing/storage cupboard containing the Baxi Combination Boiler.

Family Bathroom 10'5" x 6'10" max (3.2m x 2.1m max)

The family bathroom features roll-top bath with central mixer tap, corner shower cubicle, close coupled toilet and vanity unit with square wash hand basin and ample cupboard space for toiletries. Obscure double-glazed window to side.

Bedroom 2 12'5" x 9'2" (3.8m x 2.8m)

The 2nd bedroom has views to the rear garden and a large built-in wardrobe with floor to ceiling mirrors.

Bedroom 3 9'2" x 6'6" (2.8m x 2m)

This single bedroom has views over the rear garden and countryside beyond.

Bedroom 4/Study 12'1" x 7'2" max (3.7m x 2.2m max)

Currently used as an additional reception room, this fourth bedroom has double-glazed French doors opening out on to the rear garden.

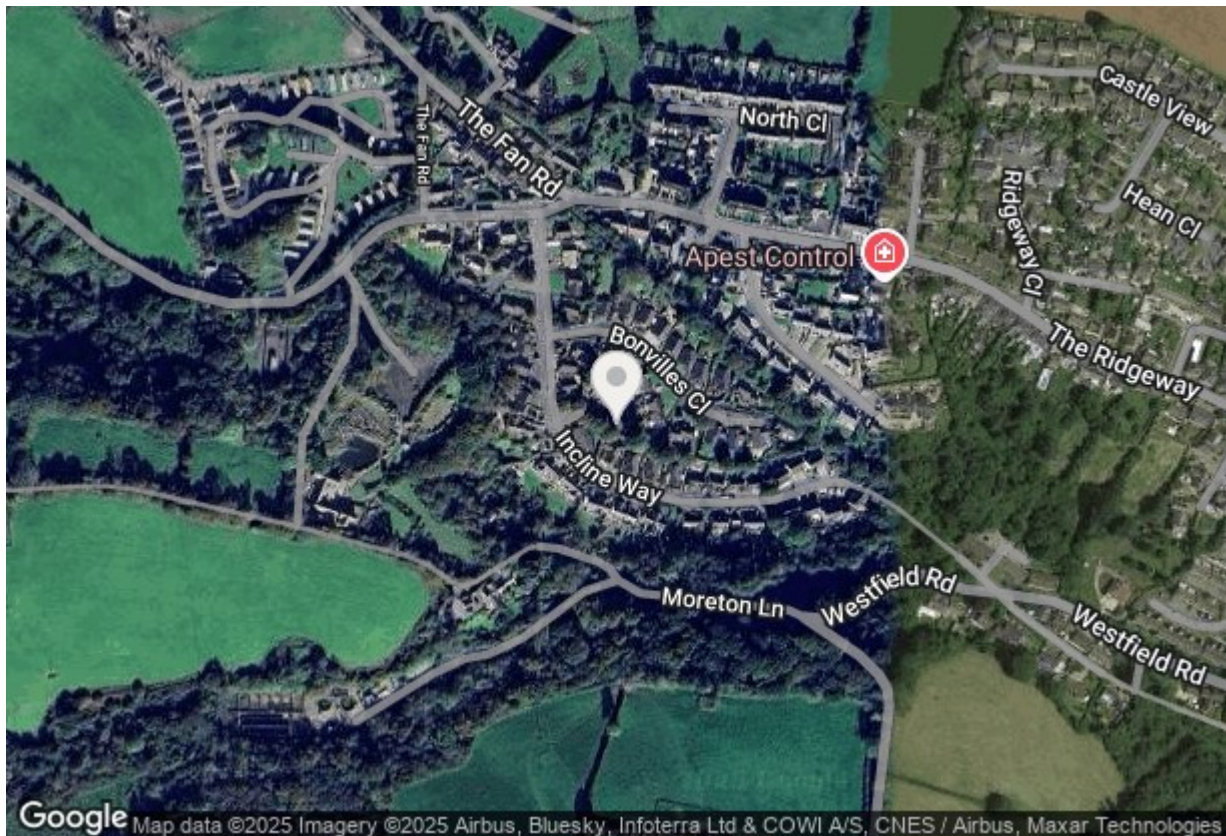
Externally

To the front there is off-road parking for 2 vehicles. The enclosed rear garden is set across multiple levels with a paved patio and pathways and wood decking which offer several outdoor spaces to relax and enjoy the sunshine throughout the day. The central patio area is a delightful spot offering views of the beautiful country hillsides beyond the garden fence. The garden also features many mature plants, lush green lawns a rockery with garden pond and wooden garden shed.

Please Note

The Pembrokeshire County Council Tax Band is E - approximately £2315.44 for 2024/25.

We are advised that mains electric, gas, water and drainage is connected to the property.



Head out of Tenby on the A478 and take the first exit on the New Hedges roundabout to continue to follow the A478 into Wooden. Then take a right turn onto Valley Road and follow this road towards Saundersfoot. Before the end of this road the turning for Incline way will be on the right-hand side. Follow the road down into Incline Way and take a small turning on the left-hand side of the road which will take you to No.23.

Energy Efficiency Rating

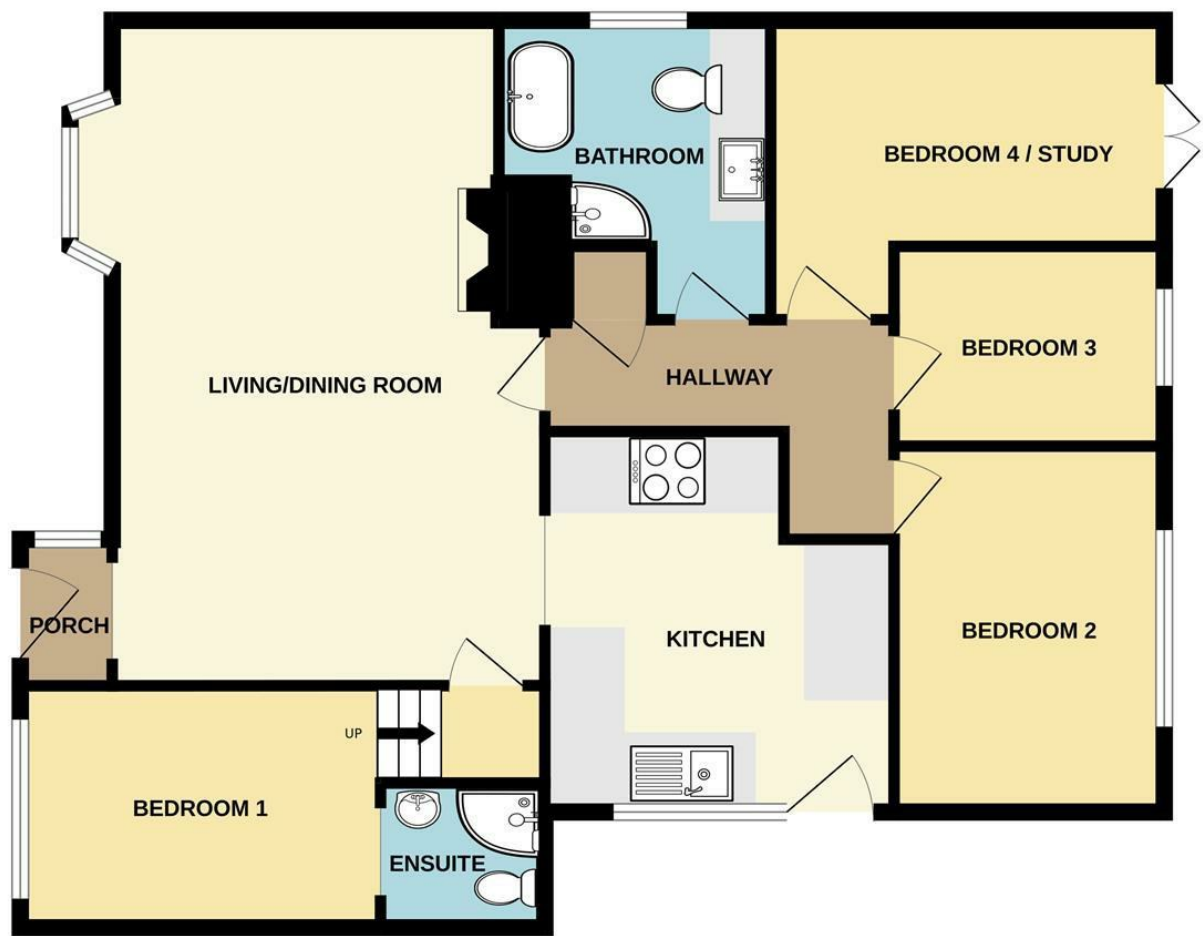
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		82
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	







GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2023

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.