



20 Nyth Gwennol  
Saundersfoot  
SA69 9PW

£325,000

Bungalow  
Freehold



A spacious detached bungalow, in a quiet position on the edge of Saundersfoot. The property has three bedrooms, large living areas, a separate utility room, and an attic space accessed from the lounge by a spiral staircase.

Outside, the property boasts a lovely mature garden with lawn and patio area, with shrubs and trees. The driveway offers ample parking for 3 vehicles, with the bonus of a separate single garage.

The property would benefit from some modernisation but would make a very comfortable home in a desirable location.



LOCK HOUSE C. 1750



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



- **Detached Bungalow**
- **Driveway Parking for 3 Cars**
- **3 Bedrooms**
- **Would Benefit from Modernisation**

- **Garage**
- **Lawn and Patio to Rear**
- **Quiet Residential Location**

#### Porch

Path and steps lead up to the timber front door, opening into the tiled porch area. uPVC door leads into the main hallway.

#### Living Room 22'3"x 13'5" (6.8x 4.1)

Spacious living room has 2 sets of sliding patio doors and a full height picture window to the rear garden, with laminate flooring and a spiral staircase to the attic.

#### Dining Room 15'5" x 12'5" (4.7 x 3.8)

Open to the living room through archway, with window to the side, and stone-faced fireplace with electric fire.

#### Kitchen 18'8" x 9'2" (5.7 x 2.8)

The long kitchen area has 2 windows and tiled flooring. There are wall and base units with gas hob + extractor over, oven, sink with drainer, and a door to utility room.

#### Utility Room 9'2" x 4'11" (2.8 x 1.5)

Worktop with sink & drainer, dishwasher, space and plumbing for washing machine. Door leading out to the side.

#### WC 6'6" x 4'11" (2 x 1.5)

Fully tiled room with WC and basin, with radiator and window to the rear.

#### Bedroom One 13'5" x 8'10" (4.1 x 2.7)

Window to the front, laminate flooring.

#### Bedroom Two 12'9" x 10'2" (3.9 x 3.1)

Window to the side, laminate flooring.

#### Bedroom Three 9'2" x 8'6" (2.8 x 2.6)

Window to the porch, laminate flooring and built in wardrobe.

#### Bathroom 7'10" x 6'6" (2.4 x 2)

Fully tiled with window to the side, bath, separate shower cubicle, WC, wash hand basin and heated towel rail.

#### Attic Space

Spiral staircase up to an attic space over the lounge offering convenient storage or a playroom for children (due to limited headroom), with a window to the rear.

#### Externally

To the front is a driveway with space to park three cars. There's a front garden, and an up and over door to the garage.

The rear garden wraps round to the side, with patio areas and lawn. Additionally, there is mature hedging and shrubs, with the garden being enclosed by a fence.

#### Garage 17'4" x 9'2" (5.3 x 2.8)

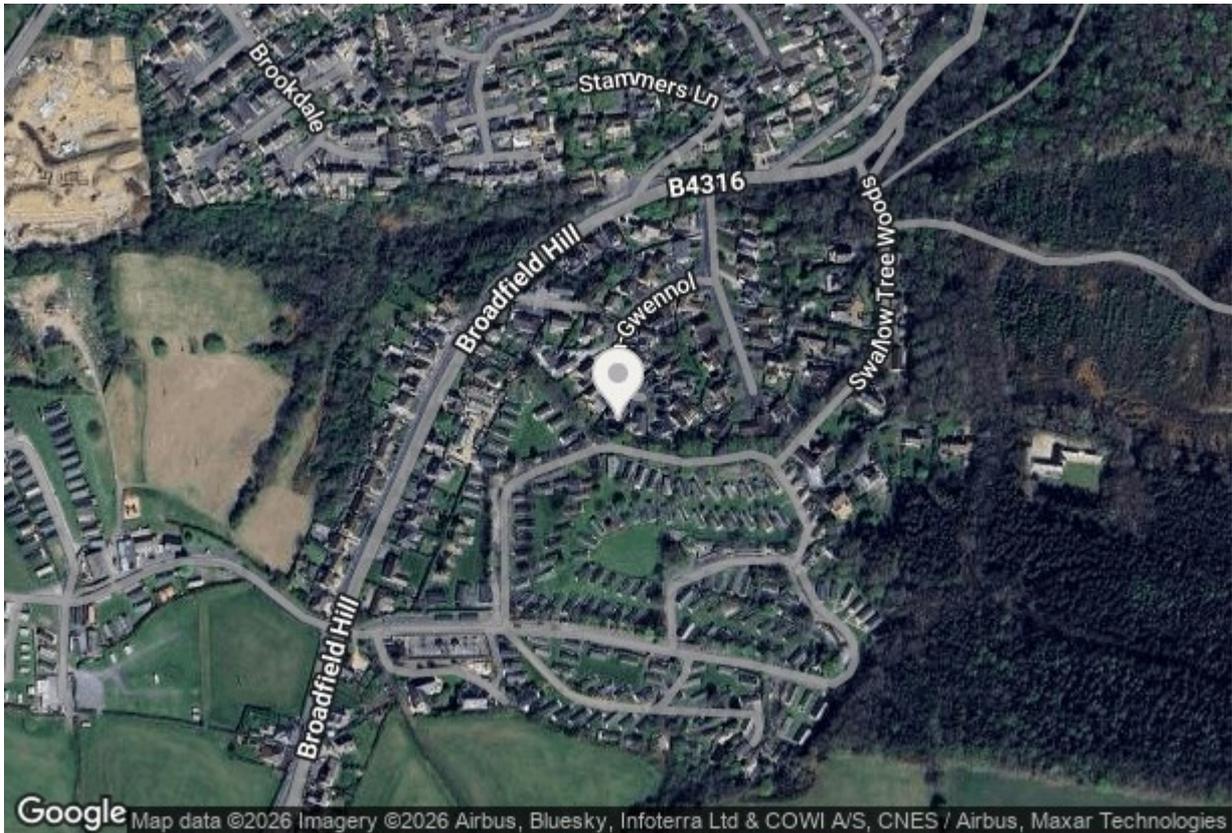
A single garage with up and over door to the front and window to the rear. The gas combi boiler is housed in here.

#### Please Note

The Pembrokeshire County Council Tax Band is F - approximately £2,936.35 for 2025/26.

Gas central heating.

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



When heading out of Tenby towards Kilgetty and approaching the New Hedges roundabout, take the second turning to Saundersfoot via Broadfield Hill. Continue down and after the bus stop on the left, and just before Swallow Tree Woods, turn right into Cwm Gwennol, turn right again into Nyth Gwennol, and Number 20 will be on your right-hand side near the end of the street.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>79</b>
(55-68) <b>D</b>	<b>68</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	







# Floor Plan



Measurements are approximate. Not to scale. Illustrative purposes only  
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