

Glenaveen, Broadfield, Saundersfoot



Offers In The Region Of £429,950



Glenaveen is a substantial detached bungalow set on a large double plot within the sought-after Broadfield area of Saundersfoot. The property occupies an elevated position with distant sea views and offers excellent potential for redevelopment or extension, subject to the necessary consents.

Internally, the accommodation is well-proportioned throughout, with two double bedrooms, spacious living areas, and a generous loft that has already been partially converted — offering scope to create additional bedrooms and bathrooms if desired.

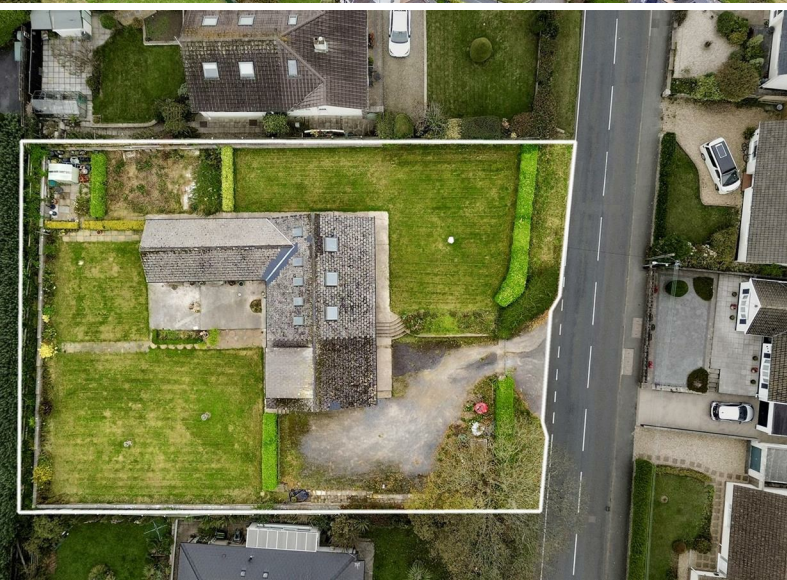
This rare opportunity combines a generous footprint, private gardens, and superb development potential in one of Pembrokeshire's most desirable coastal villages.



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Hallway

Glazed timber entrance door, timber flooring

Living Room

Dual aspect timber framed windows, timber flooring

Kitchen

Matching base and wall units with contrasting work surface, 1.5 bowl single drainer sink, integrated oven and hob, pantry cupboard, dual aspect timber framed windows, vinyl flooring

Rear Entrance

Glazed timber entrance door, vinyl flooring

Shower Room

Shower with glass screen, low flush lavatory, hand basin over storage unit, base unit with single drainer sink, wall mounted gas fired boiler, tiled flooring, part tiled walls, dual aspect frosted timber framed windows

Bedroom 1

Double bedroom with timber framed bay window to front, fitted carpet, fitted wardrobes

Bedroom 2

Double bedroom with fitted wardrobes, fitted carpet, timber framed window to rear

Cloakroom with WC

Close coupled lavatory, hand basin over storage unit, tiled flooring, frosted timber framed window to rear

Rear Hallway

Accessed externally

Double Garage

Up & over door to front, timber framed window to side

Loft Room 1

Large dual aspect timber framed windows providing views over Saundersfoot

Loft Room 2

8 x skylights, feature port hole window to side

Outside

The property sits centrally within a double plot extending to approximately a third of an acre, enclosed by mature hedging for privacy. A gated driveway provides ample off-road parking and leads to a double garage with up-and-over door. The gardens lie mainly to the front and rear and are laid predominantly to lawn. The plot size offers scope for further landscaping, extension, or potential subdivision (subject to planning).

Development Potential

The property benefits from a substantial partially converted loft space, already fitted with multiple skylights and windows, offering significant scope to expand the existing accommodation, subject to the necessary permissions. The overall size of the plot also presents potential for further extension or reconfiguration, making Glenaveen ideal for purchasers seeking a project, multi-generational living space, or an opportunity to add long-term value in a highly desirable coastal location.

General Notes

Services: Mains gas, electricity, water and drainage services are connected

Tenure: Freehold

Local Authority: Pembrokeshire

County Council

Council Tax Band: G

Broadband: Superfast broadband available

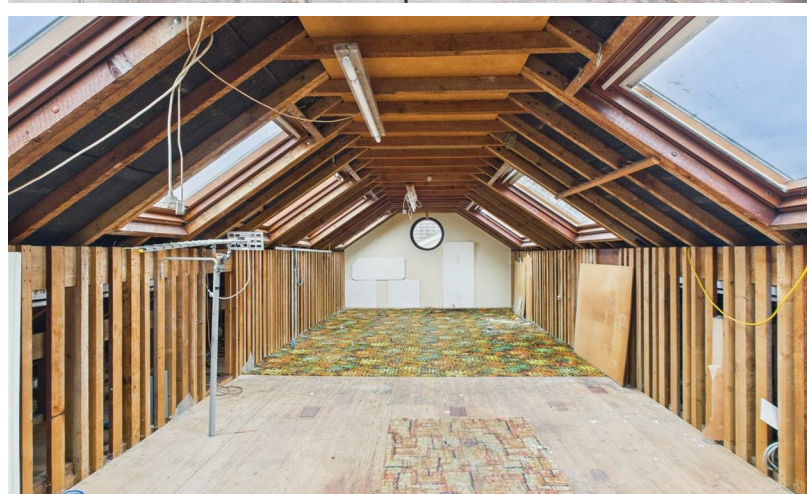
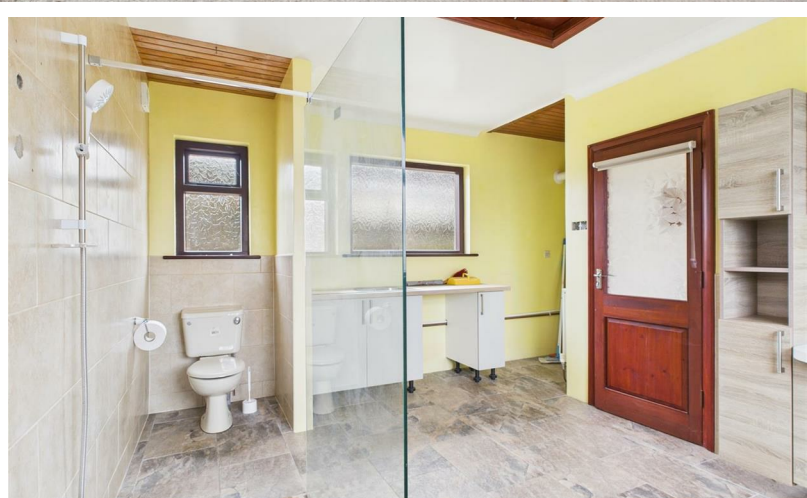
Mobile coverage: Available from a range of providers

For an indication of speeds and supply of coverage interested parties should visit Ofcom checker.

Viewing

Strictly by appointment with R K Lucas & Son





See even more photos on our website
www.rklucas.co.uk





Approximate total area⁽¹⁾
224.5 m²
2417 ft²

Reduced headroom
15 m²
162 ft²

(1) Excluding balconies and terraces

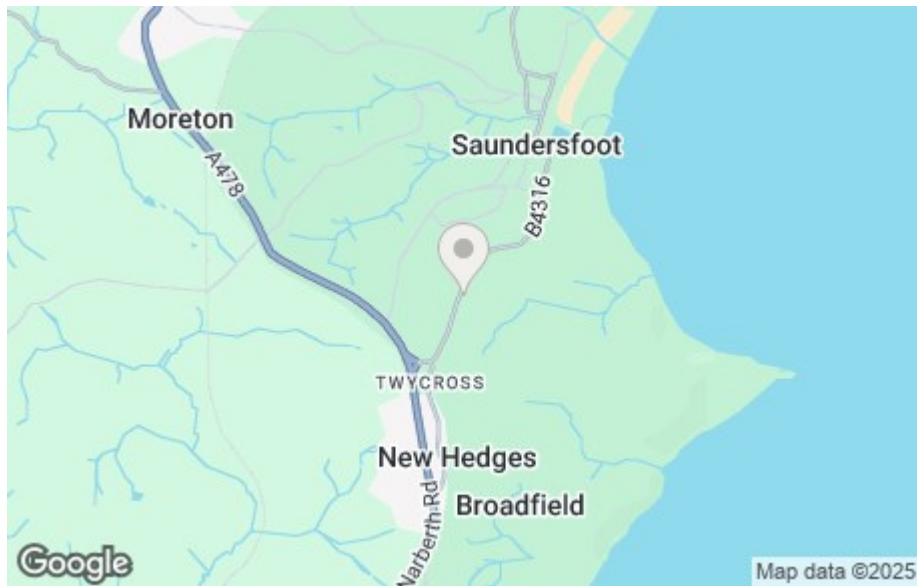
Reduced headroom
..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Travelling West on the A477: At Kilgetty roundabout take the first exit onto the A478. Continue on this road passing through Pentlepoir until you reach the roundabout at New Hedges. Take the first exit onto Broadfield Hill. Glenaveen can be found after a short distance on your right hand side. what3words///loss.skill.equivocal

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



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.