



**Greencroft, The Strand, Saundersfoot
ASKING PRICE OF £500,000**

- Beautiful Detached House
- Just A Stone's Throw From Beach
- 3 Bedrooms, 1 Bathroom, 1 Clkm
- Off Street Parking and Patio Area
- Desirable Location
- Beautifully Presented
- EER - D

THE PROPERTY

In a perfect situation, just a stone's throw from Saundersfoot beach, which recently won an award for one of the ten best beaches in Britain. Greencroft occupies a much sought after location, with it's own off road parking, in one of Pembrokeshire's most popular holiday resorts. This gorgeous detached house with pretty decorative shutters has been refurbished with beautifully presented accommodation. Internally comprising Entrance Hall, Lounge, Dining Room, Kitchen, Cloakroom, Three Bedrooms and Family Bathroom. Externally to one side is part paved, part gravelled off road parking for 2/3 cars which gives access to a raised gravelled terrace and the rear shed which provides ample storage space. To the other side of the property are steps leading up to a private terrace with sea glimpses and ample space to enjoy outdoor dining. The beautiful beaches are within yards of the front door and the harbour, restaurants, bars and shops are all close by. Imagine having a swim at the Blue Flag beach and popping back and forth to your own private, comfortable house to enjoy lunch or have a leisurely siesta with the gentle sound of the waves breaking in the background. Beach side living at it's best! Greencroft would make a wonderful family home or holiday let and viewing is highly recommended.

ENTRANCE HALL

Parquet floor. Doors to lounge and dining room. Stairs to first floor

LOUNGE

15' 11" x 12' 06" (4.85m x 3.81m)

Parquet floor. Alcove with built-in shelving. Open fireplace with log burner, slate hearth and solid wood mantle. Window to front. Archway to kitchen.



REVERSE VIEW



DINING ROOM

15' 09" x 10' (4.8m x 3.05m)

Parquet floor. Built-in shelving. Under stairs cupboard. Window to front. Open fireplace with sandstone hearth and solid wood mantle. Space for family size dining table and chairs.





KITCHEN

15' 05" x 10' 01" (4.7m x 3.07m)

Fitted with a range of wall and base units with earthstone worktop. Porcelain sink with mixer tap and drainer. Integral dishwasher, wine cooler, washing machine, fridge and freezer. Cookmaster gas fired stove with 7 hobs and extractor hood over. Inset lighting. Tiled floor and part tiled walls. Window to front. Archway to side porch which has door to cloakroom, barn door to front, Velux window and tiled floor.

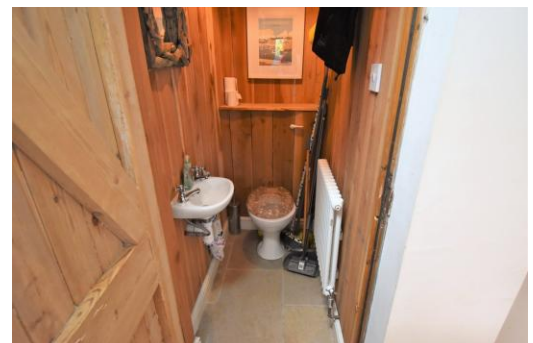


REVERSE VIEW



CLOAKROOM

Wash hand basin. WC. Tiled floor. Cedar clad walls.



FIRST FLOOR LANDING

Access to loft. Two windows to rear. Doors to various rooms.

BEDROOM 1

15' 11" x 10' (4.85m x 3.05m)

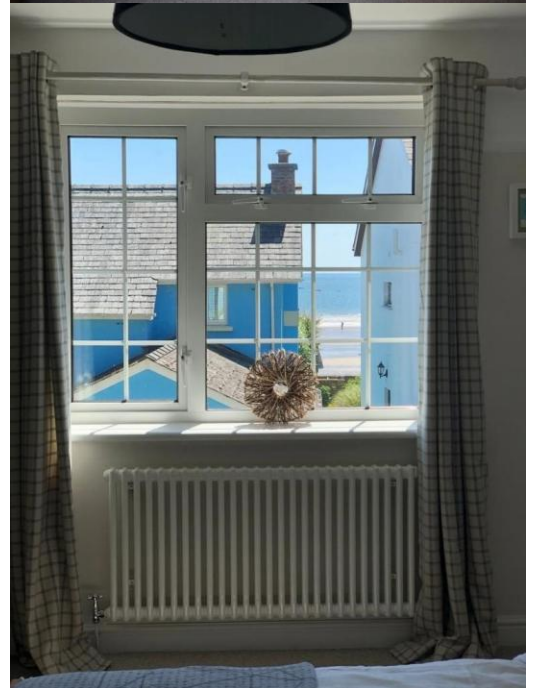
Window to rear and window to front with sea views.
Feature fireplace. Built-in wardrobe.



REVERSE VIEW



SEA VIEWS



BEDROOM 2

12' 09" x 12' 06" (3.89m x 3.81m)

Window to front with sea views. Built-in wardrobe.
Feature fireplace.





BEDROOM 3

10' 03" x 9' 08" (3.12m x 2.95m)
Window to front with sea views.



FAMILY BATHROOM

Bath with mixer shower over. WC. Pedestal wash hand basin. Frosted pane window to rear. Inset lighting. Part tiled walls.



EXTERNALLY

To the side of the property are steps leading up to a private terrace with glimpses of the sea and plenty of space for al fresco dining.



TERRACE

The off road parking gives access to a second raised and gravelled terrace and leads to a large lockable lean-to, located at the rear of the property which provides ample amount of storage.



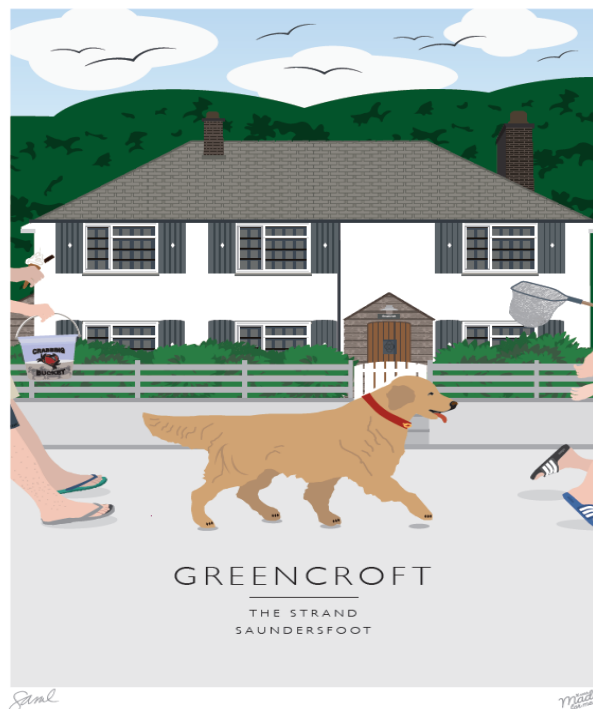
OFF ROAD PARKING

Externally to one side is part paved, part gravelled off road parking for up to 3 cars.

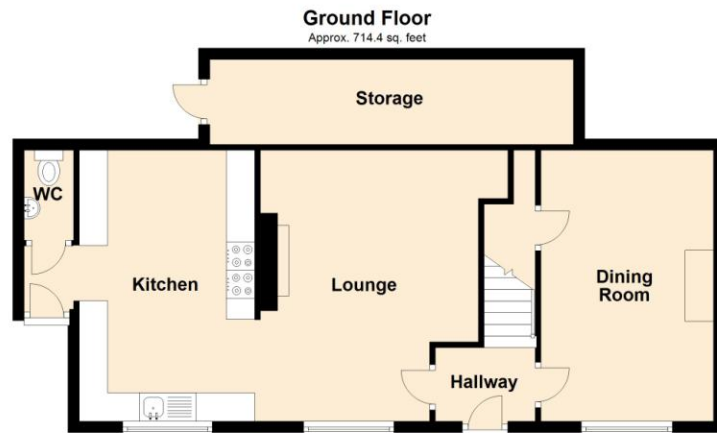


DIRECTIONS

From Tenby travel north to the roundabout at New Hedges. Keep right and follow the road into Saundersfoot. Continue on the one way system passing The Argosy (on the right) and up the hill to the junction. Turn right and proceed straight ahead towards the slipway, taking the left turn onto The Strand. Follow the road for about 100 yards and the property will be found on the left hand side.



FLOOR PLAN



Greencroft, SAUNDERSFOOT

ENERGY PERFORMANCE GRAPHS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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