



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

Telephone: (01834) 842204

Fax: (01834) 844822

Email: sales@charlesbirt.co.uk

www.charlesbirt.co.uk

CHARTERED SURVEYORS | CHARTERED VALUATION SURVEYORS | ESTATE AGENTS



7 Brookdale, Saundersfoot

A Detached Four Bedroom House in good decorative order throughout located on a quiet, popular residential development on the outskirts of Saundersfoot. The property benefits from ground floor Master Bedroom with Dressing Room and En-Suite Shower Room, hard wood double glazing throughout, gas fired central heating, enclosed rear garden and off road parking for two cars.

£197,000

Tenure Freehold



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



7 Brookdale, Saundersfoot

DIRECTIONS

Head out of Tenby on the A478 towards Narberth. Go straight over the first roundabout and then take the first right down Sandy Hill Road, signposted to Saundersfoot. After approximately a quarter of a mile turn right into Sandy Hill Park and over the hill, then at the bottom, turn right into the cul-de-sac signposted Brookdale. Number 7 is the fourth house on the right hand side.

The property is approached via a brick paved driveway leading up to an obscure glass panel front door which opens into the hallway.

ACCOMMODATION COMPRISES

Entrance Hall. Kitchen. Lounge/Diner. Four Bedrooms - Master En-Suite. Family Bathroom. OUTSIDE: - Enclosed Rear Garden and off Road Parking For Two Cars.

HALLWAY

The hallway has centre ceiling light point, central heating radiator, telephone point and a door to the right opening into the master bedroom.

MASTER BEDROOM

13'0 X 8'11 (3.96M X 2.72M)

Master bedroom has centre ceiling fan light, built in wardrobes with blanket cupboards over the bed, telephone point, central heating radiator, solid wood double glazed window looking out to the front of the property, two TV points, ladder access to boarded loft area, small dressing room area and door to en-suite.



EN-SUITE SHOWER ROOM

En-suite has shower cubicle with mains shower, full height tiling, close coupled WC, wall mounted wash hand basin, central heating radiator and wall mounted Newlec extractor fan.



KITCHEN

9'7 X 9'0 (2.92M X 2.74M)

Kitchen has centre ceiling spotlight, solid wood double glazed window to the front, Worcester 28i Junior gas combination boiler, tiling behind work surfaces, fitted kitchen comprising a number of wall and floor mounted units, space and plumbing for washing machine, space for electric cooker and tall fridge/freezer, space for tumble dryer, single stainless steel sink with mixer tap and central heating radiator,



LOUNGE/DINER

14'4 X 16'3 (4.37M X 4.95M)

Lounge/Diner has two centre ceiling light points, Upvc French doors opening to the rear garden and one solid wood double glazed window, also to the rear, central heating radiator, TV and telephone points and under stairs storage cupboard.



7 Brookdale, Saundersfoot

FIRST FLOOR LANDING

Stairs lead up to the first floor landing which has loft access hatch, centre ceiling light point and airing cupboard with central heating radiator.

BEDROOM TWO

7'0 X 6'5 (2.13M X 1.96M)

Bedroom two has centre ceiling light point, solid wood double glazed window to the rear, telephone point and central heating radiator.



BEDROOM THREE

9'9 X 9'1 (2.97M X 2.77M)

Bedroom three has centre ceiling fan light, built in wardrobe, solid wood double glazed window to the rear and central heating radiator.



BEDROOM FOUR

11'8 X 9'8 (3.56M X 2.95M)

Bedroom four has centre ceiling fan light, built in wardrobes, solid wood double glazed window to the front of the property and central heating radiator.

BATHROOM

Bathroom has centre ceiling light point, ceiling mounted extractor fan, full height tiling above the bath which has mains shower over, close coupled WC, pedestal wash hand basin, solid wood double glazed obscure glass panel window to the front and central heating radiator.



OUTSIDE

Outside to the rear of the property is a paved area with steps leading up to the lawn with shrub borders to the left hand side, two garden sheds and outside tap. To the front of the property is a lawned front garden and off road parking for two cars.



NOTE

The Council Tax band for this property is Band D - which for 2015/16 is approximately £1030.00

COUNCIL TAX BAND

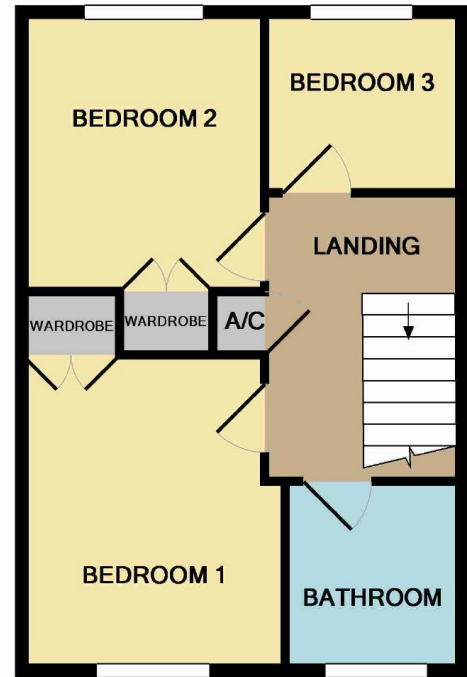
The Council Tax Band for this property is - Band D

FLOOR PLAN

Not To Scale - For Illustration Purpose only



GROUND FLOOR



1ST FLOOR

BROOKDALE, SAUNDERSFOOT.

Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2014



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



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

