



**Rose May, Valley Road, Saundersfoot
£795 pcm excluding utilities**

- **Semi-Detached Bungalow**
- **Recently Renovated**
- **3 Bedrooms. Two Lounges**
- **Front & Rear Gardens**
- **Garage & Off-Road Parking**
- **Well Presented throughout**
- **Idyllic Location**
- **EPC Rating 45**
- **Unfurnished**
- **Working Tenants or Retired Person(s)**
- **No Pets. No Smokers**

THE PROPERTY

Rose May is a deceptively spacious semi-detached unfurnished bungalow situated on the outskirts of the popular resorts of Tenby and Saundersfoot. Recently renovated by the current owners, this well-presented accommodation consists of Entrance hall, lounge, 2nd sitting room, kitchen/diner, bathroom, three double bedrooms. To the front is a low maintenance garden and driveway, providing off road parking for 2/3 vehicles and also a detached garage. To the rear is an enclosed raised garden with decking and patio area, ideal for al fresco dining. Electric heating. The lovely sandy beaches, working harbour, shops, restaurants, etc are all a short distance away. Rose May would make an ideal family home. Council Tax Band 'D' (£1437.25) Note: Viewings can be arranged after 3rd March 2021

ENTRANCE HALL

Enter into hall via contemporary uPVC frosted pane door. Doors to various rooms. Built-in cupboard housing hot water tank. Tiled floor.



LOUNGE

17' 9" x 11' 1" (5.41m x 3.38m)
Large window to front, overlooking the front garden. Wall mounted modern gas fireplace. Laminate flooring. Stairs to:



KITCHEN/BREAKFAST ROOM

12' 11" x 8' 9" (3.94m x 2.67m)
Fitted with a stylish range of base units with matching wood effect work top. Inset 1.5 bowl sink and drainer. Integral dishwasher. Built-in oven and grill. Four ring induction hob with extractor hood over. Under counter fridge. Tiled floor. Part tiled walls. Dining table and chairs. Window and door to conservatory.



CONSERVATORY/UTILITY

12' 3" x 8' 9" (3.73m x 2.67m)
uPVC door to side which leads to garden. Windows to rear. Polycarbonate roof. Tiled floor. Washing machine.



FAMILY BATHROOM

Bath with electric power shower and glass shower screen. Vanity unit with wash hand basin. Chrome heated towel rail. Part tiled walls. Tiled floor. Frosted pane window to side.



BEDROOM 1

11' x 8' 11" (3.35m x 2.72m)
Window to front. Built-in wardrobe.



BEDROOM 2

11' 2" x 8' 6" (3.4m x 2.59m)
Window to rear.



SECOND SITTING ROOM

14' 2" x 11' 3" (4.32m x 3.43m)
Attic conversion - Staircase from the lounge leading to spacious bright and airy 2nd sitting room/play room. Large Velux to rear. Door to Bedroom 3.



BEDROOM 3

10' 3" x 7' 11" (3.12m x 2.41m)
Wood panelled walls. Fitted wardrobes. Window to side.



GARAGE

Detached single garage with double doors to front.

EXTERNALLY

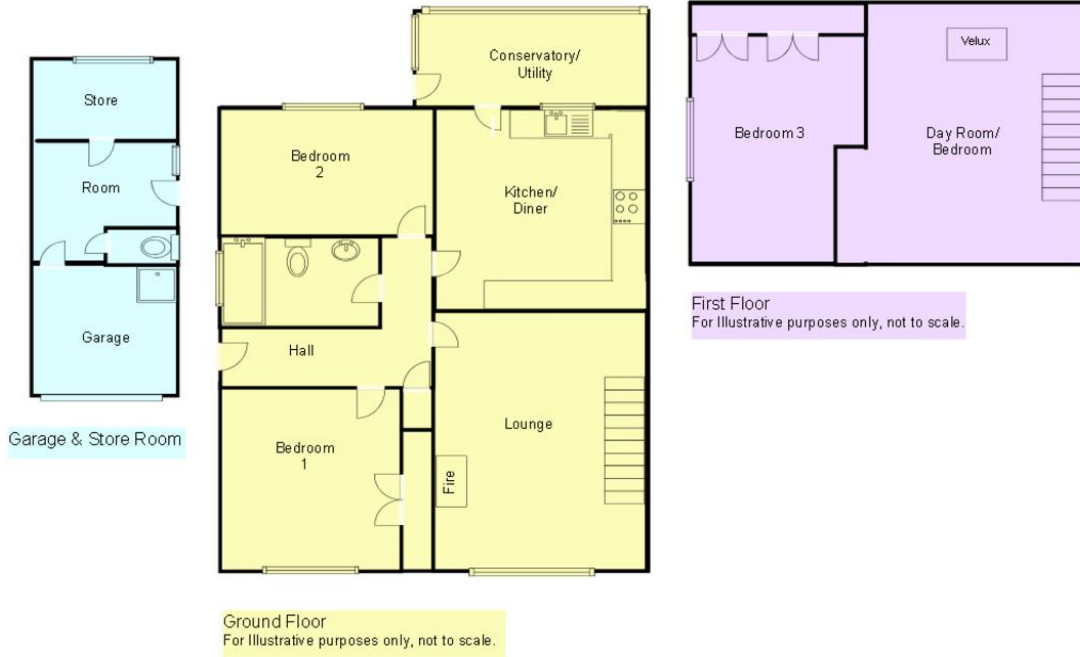
Low maintenance front garden and driveway providing off road parking for 2/3 vehicles and leading to the detached garage. Enclosed garden to rear, with raised decked and paved areas which is low maintenance and has ample space for al fresco dining.



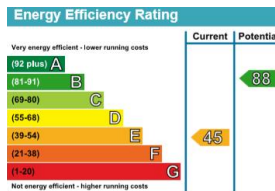
DIRECTIONS

From Tenby head north to the village of Wooden. Continue through the village and just before you enter Pentlepoir turn right into Valley Road. Rosemay is the third bungalow on the right hand side.

FLOOR PLAN



ENERGY PERFORMANCE GRAPHS



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