



21 Rhodewood House, Saundersfoot

Offers In Region Of £279,950

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## The Property

This quality modern Freehold Two Bedroom Townhouse is situated in the peaceful Rhodewood House development, and is ideally located within a short walk from Saundersfoot village centre and all its amenities including bars, restaurants, boutiques, a five star spa hotel, and of course the famous sandy beaches and working harbour. The beautifully presented accommodation has an "upside down" configuration to maximise the wonderful sea and countryside views, and comprises Open Plan Lounge/Dining Room/Kitchen on the First Floor and Two Bedrooms with Family Bathroom on the Ground Floor. Externally there are two private patio courtyards, one at the rear and one at the front which allow you to follow the sun as it moves overhead through the course of the day. The property also benefits from two allocated parking spaces, with additional spaces available for visitors. This property is just a 5 minute walk into Saundersfoot, a tidal harbour and huge sandy beach and beautiful sunrises with easy walks to adjoining Coppet Hall and Wiseman's bridge area in the bay the left side of the bay. Seaside and valley walks to the Stepside/ Kilgetty Ironworks Heritage site along what were once railway lines to the Harbour. Woodland walks will also take you down to either down to The Glenn Beach in five minutes or further round, down the valley to a beach half way along the right side of the bay toward Monkstone Point. The coast path can also be taken further to Tenby. This is a prime location in the stunning West Wales coastal and rural area with easy access to the locality. It is only 3 miles from Tenby. It is within an hour the many Pembrokeshire Coast National





## Kitchen Area

Window to front. A range of Hatt Kitchens (Worcester) designer wall and base kitchen units with matching worktop. Integral fridge freezer, washer dryer and slimline dishwasher. Eye level combination microwave and separate electric oven with grill. Four ring halogen hob with pull out extractor over. Composite sink and drainer. Under cupboard lighting. Cupboard housing wall mounted Glow-worm gas combi boiler. Porcelain floor tiles.

## Ground Floor

### Hallway

Designer oak veneered doors to all rooms. Door to large L shape under stairs storage cupboard with integral shelving. Door to second storage cupboard with shelving.



## Bedroom One

4.39m x 2.68m (14'4" x 8'9")

Window to rear. Glazed door with frosted pane to rear allowing access to the private courtyard which enjoys peaceful early morning sunshine and evening sunlight and starlit skies. Double freestanding wardrobe. TV and telephone points.

## Bedroom Two

3.29m x 2.44m (10'9" x 8'0")

Window to front. Mirrored sliding doors fitted wardrobes with shelving and hanging space. Fitted floor to ceiling oak veneered bookcase. Access to under stairs storage cupboard. TV and telephone points.

## Bathroom

2.44m x 1.66m (8'0" x 5'5")

Fitted with matching contemporary suite from Jacuzzi comprising wash hand basin with shaving light over, WC and bath with mains shower over. Powerful Aircon 30 extractor fan.



## Externally

To the front there is a low maintenance sun trap patio area which is enclosed by iron railings, the perfect spot to sit and enjoy the tranquil views over Swallow Tree Woods. At the rear there is a further low maintenance patio courtyard which is the perfect place to relax, this space enjoys both the morning and evening sunlight. The property benefits from two allocated parking spaces, plus an additional six spaces for visitors.

## Property Information


We advised the property is Freehold. Annual Maintenance Charge £581.66 per annum which covers external window cleaning, grounds maintenance/hedge cutting, external shared public area painting and lighting, public liability insurance (owner to secure own buildings insurance) and site management. Windows are specialist hardwood dipped at source by Mumford & Wood.

Quality build in accordance with Part L building regulations for upgraded insulation. Steel

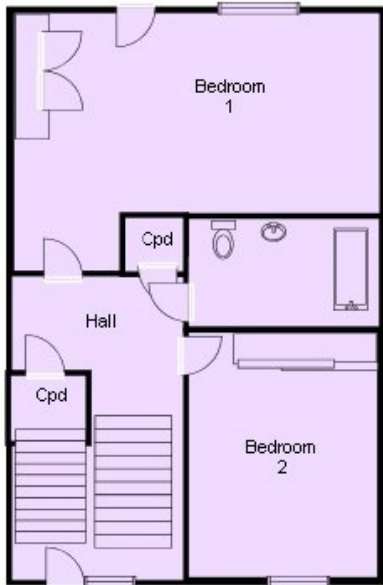


Council Tax Band D.

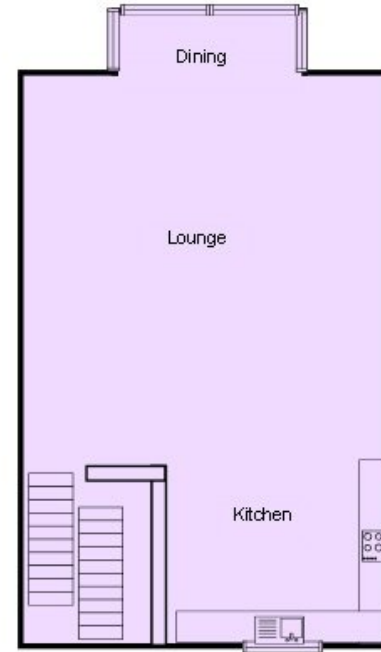


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

From Tenby proceed north on the A478. On reaching the New Hedges roundabout, turn right to Saundersfoot village. The development is on the left hand side just before Sandy Hill Road.



Ground Floor  
For illustrative purposes only, not to scale.



First Floor  
For illustrative purposes only, not to scale.