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# 26 Ragged Staff
# Saundersfoot
# SA69 9HT

£425,000

Bungalow
Freehold

3 2 1 B

A detached 3-bedroom bungalow, situated in a quiet and private area of Ragged Staff in Saundersfoot, just a 10-minute walk from the village and beaches.

The property is immaculately presented, with spacious rooms including an open plan lounge/kitchen/diner, 3 double bedrooms (1 with a large ensuite), family bathroom, garage, and utility room.

Externally, there's ample parking to the front, with a garage, garden, and a pathway to the side. The rear garden is south facing, landscaped with tiered areas, patio, lawn, and seating area outside the dining area.

The bungalow benefits from solar panels, double glazing and gas central heating.

LOCK HOUSE C. 1750

The Property Ombudsman

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

RICS

- **Detached Bungalow**
- **Master Bedroom with Ensuite Shower Room**
- **Garage & Off Road Parking**
- **Well Presented**
- **Quiet Residential Location**
- **Solar Panels + Log Burner**
- **Front & Rear Gardens**

### Living Room / Diner

A lovely and bright room, with a carpeted lounge to the front, offering a large picture window and a wood burner.
The dining area to the rear has sliding doors out to the garden, pendant lighting above a dining table, and opens to the kitchen, seamlessly connected with a breakfast bar.

### Kitchen

The modern fitted kitchen has ample worktop space with wall and base units, with integrated dishwasher, undercounter fridge, and an electric range cooker with extractor over.
The kitchen has tall pantry cupboard, window looking into the rear garden, and a door to the utility room.

### Utility

A separate utility room with a worktop and sink, space for storage cupboard and fridge freezer, space and plumbing for washing machine, and a door to the back garden.

### Bedroom 1 + Ensuite

A spacious double bedroom, with windows on 2 sides, and a large ensuite shower room.
The ensuite has a tiled floor, with many large, fitted wardrobes, corner shower with a power shower, sink in vanity, and a WC.

### Bedrooms 2 & 3

Almost exactly equal in size, the generous double bedrooms each have a window to the front overlooking the garden. There is ample room for freestanding furniture and a range of configurations.

### Bathroom

The family bathroom has a bath, separate shower enclosure with electric shower, sink in vanity, and WC, with a window to the rear, and an airing cupboard with hot water tank.

### Garage + Store Room

To the front of the property, the single garage has an up and over roller door, with electric and lighting.
The approximate size is 5.3m x 2.7m.

To the side of the house is a separate integrated storage room, which is ideal for use as a garden shed. This room has the controls for the solar panels.

### Gardens

At the front of the property is a driveway, in front of the garage. The front garden is landscaped, with a mostly lawned garden. Well maintained borders surround the lawn, with steps off the driveway up to a slabbed path leading through to the front door. The gravelled area to the front of the property has a small pond and is used as a seating area for sunnier evenings.

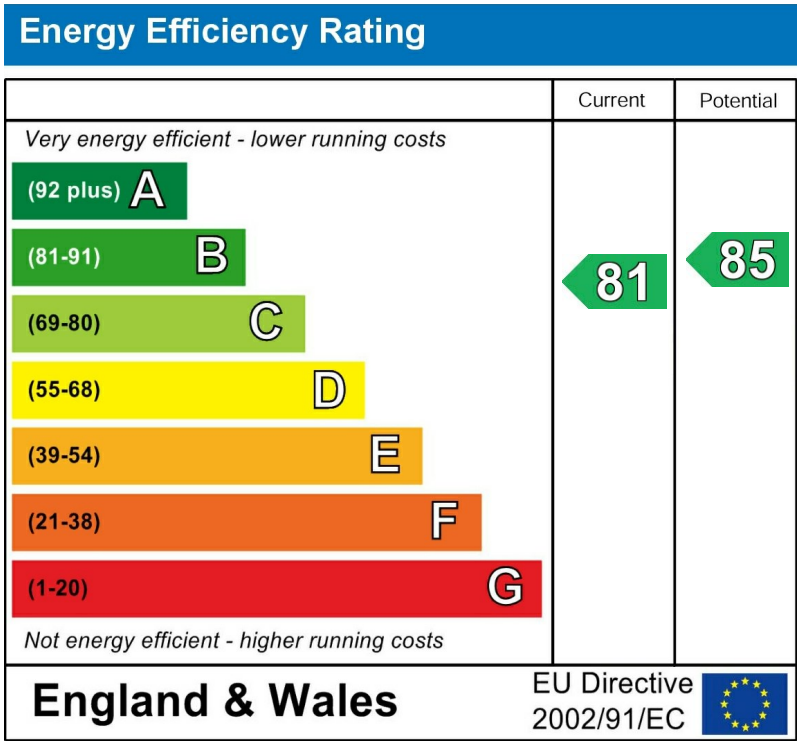
To the rear, the private garden is enclosed by hedges and is arranged in tiers, with various areas including patio, lawn, planted borders, and a gravelled seating area off the dining area.

### Please Note

We are advised that mains water, drainage, electric and gas is connected to the property.
The solar panels are owned outright, and the house benefits from a feed-in tariff that greatly reduces (and occasionally covers) the electricity bill.
The Pembrokeshire County Council tax is band F.




From Tenby travel north on the A478. On reaching the roundabout at New Hedges proceed straight across and take the next right turn into Sandyhill Road. Follow this road down the hill to Saundersfoot and Ragged Staff will be seen on the left. Towards the end of the street, turn right shortly after the entrance to Lawnswood and no.26 is the penultimate property on the right-hand side.













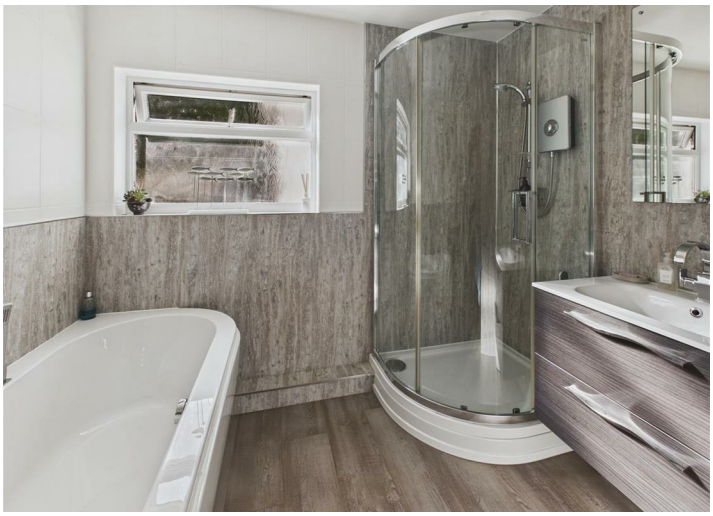




















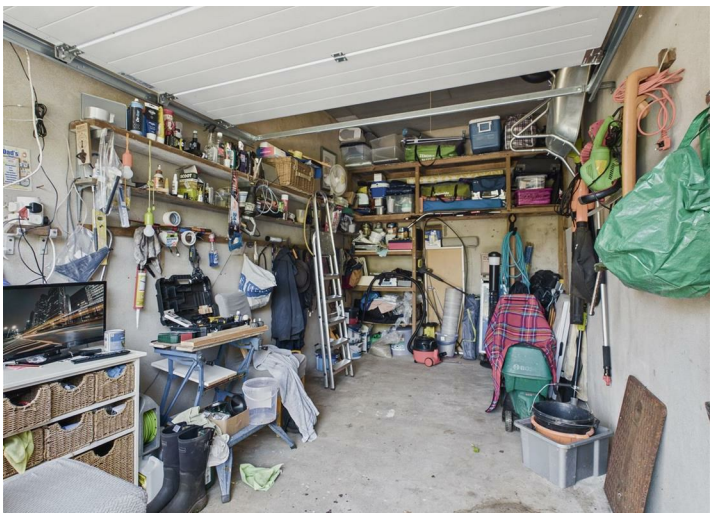


























# Floor Plan




BIRT&Co

Approximate total area(1)

131.9 m²

(1) Excluding balconies and terraces

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

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