

NEW PRICE



The Bealings, Wooden, Saundersfoot SA69 9DY

Offers in the region of £360,000

**Extended Detached Dormer Bungalow
Potential S/C Annex OR B & B
Large Gardens With Rural Views
31 ft Kitchen, Balcony, Double Glazed,
Handy For Saundersfoot & Beaches**

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

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SD/RO/78542/121020

DESCRIPTION

*****SPACIOUS, EXTENDED
DETACHED DORMER WITH
POTENTIAL ANNEX....*****

...or B and B due to its roadside location. This lovely family home enjoys rural views to the rear from the first floor balcony. Wooden is well located for access to the coast at Saundersfoot and Tenby as well as Kilgetty for local shops. In addition to the 6 bedrooms and 4 bathrooms there is a 31ft long kitchen and potential to create a separate annex or an area for independent living. The property has gas central heating and is double glazed. It enjoys ample parking to the front which is flanked by 2 neat lawns. The generous accommodation is in good order throughout this lovely home.

Wooden has 2 shops/filling stations as well as a pub and the superb South Pembrokeshire beaches are about 1.5 miles away at Saundersfoot, the larger resort of Tenby is about 3 miles away and there are many holiday attractions within a few minutes drive.

ENTRANCE & PORCH

Ramped entrance to double glazed front door, part tiled walls, tiled flooring, multi-pane inner door to:

HALL

10'6 x 8'8 (3.20m x 2.64m)
Two windows, timber flooring, radiator.

LOUNGE

14'1 x 10'10 plus Bay (4.29m x 3.30m plus Bay)
Double glazed bow window to front, window to side, log burner set in recess with timber mantle, ceiling light, timber flooring, radiator.

BEDROOM 2

14'1 x 9'11 (4.29m x 3.02m)
Double glazed windows to front and side, ceiling light, fitted carpet, radiator.

BEDROOM 3

10'3 x 7'5 (3.12m x 2.26m)
Double glazed window to rear, access to loft, ceiling light, timber flooring, radiator.

BATHROOM

9'1 x 5'10 (2.77m x 1.78m)
Obscure double glazed window to side, panelled bath, glazed corner

shower cubicle, low level WC, pedestal wash hand basin, recessed ceiling lights, tiled walls and flooring.

INNER HALL

Two wall lights, timber flooring.

BEDROOM 4

12'2 x 8'10 (3.71m x 2.69m)
Double glazed window to side, ceiling light, fitted carpet, radiator.

KITCHEN

31'2 x 11'11 (9.50m x 3.63m)
Very spacious room with sitting area, double glazed window to side, range of shaker style wall and base units with wood effect worktops over, single drainer sink unit, Hotpoint oven, grill and hob with extractor over, integrated dishwasher, space for washing machine and tumble dryer, cupboard housing gas boiler, stairs to first floor bedroom, recessed ceiling lights, tiled flooring, 2 radiators, French doors to the rear decked and patio garden with views of the countryside beyond.

BOOT ROOM

13'8 x 8'4 (4.17m x 2.54m)
Large roof light, tiled flooring, window and door to driveway.

CLOAKROOM

Low level WC.

BEDROOM 1

18'11 x 14'8 (5.77m x 4.47m)
Accessed via staircase in kitchen, Velux window, ceiling light, fitted carpet, radiator, patio door to railed balcony to rear with very fine garden and rural views.

EN-SUITE

WC, wash hand basin, timber laminate flooring, radiator.

POTENTIAL ANNEXE/DINING ROOM

11'10x9'8+8'4x6'2 (3.61m x 2.95m x 1.88m)
This area could be incorporated into a potential self-contained annexe or area for independent living with double glazed window to rear, 2 cloak cupboards, stairs to first floor bedroom, 2 ceiling lights, tiled flooring.

SHOWER ROOM

Low level WC, wash hand basin. Tile shower enclosure, tiled flooring and walls. Ladder style radiator.

BEDROOM 5

Double glazed window to rear, recessed ceiling lights, fitted carpet, 2 radiators, door to garden.

WET ROOM

7' x 7'1 (2.13m x 2.16m)
Walk-in shower area, low level WC, wash hand basin, ladder style heated towel rail, recessed ceiling lights, tiled walls.

FIRST FLOOR BEDROOM 6

14'4 x 10'10 (4.37m x 3.30m)
Velux window to rear with rural views, fitted carpet, radiator.

EXTERNALLY

The property is approached via gated access onto the driveway which is flanked by neat lawned areas to the sides and provides off road parking for several vehicles. Pathways extend around the bungalow to the rear where there is a patio area with pergola and a ramp down to a larger patio with lawns of good proportion with **GARDEN STORE**. There are open rural views.

SERVICES

We are advised all mains services are connected to the property.

VIEWING

By appointment with the selling Agents on 01834 842 859 or e-mail tenby@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 4:00pm

FACEBOOK & TWITTER

Follow us on twitter
@JohnFrancisTen or on facebook
www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

Take the main A478 from Tenby towards Narberth/Kilgetty for 4 miles into Wooden. The property will be found on the left identified by our John Francis For Sale board.

Ground Floor



First Floor



Measurements are approximate.
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		67	70
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		62	74
		EU Directive 2002/91/EC	

**John.
Francis**