



**11 Ragged Staff, Saundersfoot  
OFFERS IN REGION OF £649,950**

- **Luxurious Detached House**
- **4 Double Bedrooms, 2 Bathrooms & Cloakroom**
- **2 Reception Rooms & Versatile Garden Room**
- **Beautiful Views Over Saundersfoot Bay**
- **Gas Central Heating**
- **Ample Off Road Parking**
- **Easy Walk to Beach and Village Centre**
- **EER - TBC**

## THE PROPERTY

11 Ragged Staff is an immaculate four bedroom detached house situated in an elevated position in Ragged Staff, a much sought after residential location approximately 500 metres from Saundersfoot village centre. The spacious and versatile accommodation is arranged over two floors and comprises covered Storm Porch, Hall, Cloakroom, Lounge, Dining Room, Kitchen/Breakfast Room, Utility and versatile Garden Room on the Ground Floor, and Four Double Bedrooms, (the Master being En Suite) and Family Bathroom on the First Floor. Externally to the front there is a sweeping driveway, providing ample parking for several vehicles which leads to a paved patio; the perfect spot for al fresco dining and to enjoy the fantastic views over Saundersfoot Bay. To the rear there is a tiered paved garden which is accessed from the Utility Room or by path to the side of the property. There is potential for the Garden Room to be converted as a self-contained Annex, subject to the necessary consent. The location is convenient to access the amenities in the village which include shops, restaurants, pubs and the beautiful beach and harbour.

## COVERED STORM PORCH

The property is accessed through a Mediterranean style covered storm porch with feature stone archways and a tiled floor. Enter through glazed timber door into Entrance Hall.

## HALLWAY

Doors to various rooms. Timber open tread staircase to First Floor. Granite floor tiles.



## LOUNGE

24' 03" x 13' 09" (7.39m x 4.19m)

Two huge picture windows to front enjoying wonderful views over Saundersfoot. Triple pane window to side. Brand new flame effect gas fire with polished stone hearth and stone surround. Archway with step up to Dining Room. Wall up lights.



## REVERSE VIEW



### DINING ROOM

13' 11" x 10' 09" (4.24m x 3.28m)

Large triple pane window to rear. Ample space for large family size dining suite. Door way to Kitchen Wall and ceiling lights.



### KITCHEN/BREAKFAST ROOM

19' 08" x 11' 09" (5.99m x 3.58m)

Two large windows to rear. Door to Utility. Fitted with a range of wall and base units with matching granite worktop. Integral four ring electric hob with extractor over. Integral eye level electric oven and grill. Integral under counter fridge and freezer. Inset stainless steel sink and drainer with mixer tap over. Louvre double doors to very large closet. Part tiled walls. Tiled floor. Ample space for dining suite.



### REVERSE VIEW



### UTILITY ROOM

11' 10" x 9' 09" (3.61m x 2.97m)

Multi pane glazed timber door to rear. Window to side. Fitted with a range of wall and base units with matching worktop. Ceramic sink. Space and connection for washing machine, tumble dryer and fridge freezer. Door to large closet housing Vaillant gas boiler and hot water system. Door to Garden room. Tiled floor.



### GARDEN ROOM

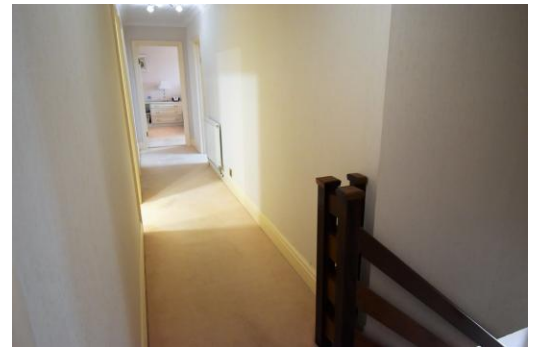
20' 10" x 9' 10" (6.35m x 3m)

French uPVC doors to front leading out on to patio. Laminate flooring. Door to built in cupboard. The Garden Room offers the potential to convert to a self contained annex, subject to the necessary consent.



### FIRST FLOOR LANDING

Doors to all rooms. Loft hatch.



### MASTER BEDROOM

17' 10" x 17' 02" (5.44m x 5.23m)

Huge double bedroom. Large window to front with wonderful sea views. Doors to four built in double wardrobes. Door to En-Suite Shower Room.



### REVERSE VIEW



### EN-SUITE SHOWER ROOM

11' 09" x 7' 06" (3.58m x 2.29m)

Multi directional mains shower in curved glazed walk in enclosure. WC. Double glass wash hand basins in vanity unit with mirrors above. Heated towel rail. Fully tiled walls and floor.



### BEDROOM 2

17' 06" x 11' 08" (5.33m x 3.56m)

Generous double bedroom. Two large windows to front with beautiful views over the bay. Door to large built in closet.



### REVERSE VIEW



### BEDROOM 3

17' 10" x 17' 02" (5.44m x 5.23m)

Large windows to front and rear. Fantastic sized double bedroom.





#### BEDROOM 4

9' 11" x 8' 10" (3.02m x 2.69m)

Window to rear. Good sized double bedroom.



#### BATHROOM

12' 08" x 8' 09" (3.86m x 2.67m)

Large window to rear. Fitted with matching modern suite comprising WC and wash hand basin in vanity unit with mirror above. Walk in waterfall main shower in glazed enclosure. Bath. Fully tiled walls and floor. Heated towel rail.



#### EXTERNALLY

The property is approached over a long sweeping driveway which offers ample off road parking for several vehicles, beside which is a lawned garden containing a variety of established plants and shrubs. The property commands stunning views of Saundersfoot Bay and the coast and countryside beyond. There is a paved patio to the front; a fantastic spot to enjoy al fresco dining, and to the rear a paved, low maintenance garden accessed via a path to the side or from the lower floor accommodation. An integral garden store to the side of the house is also included in the sale.





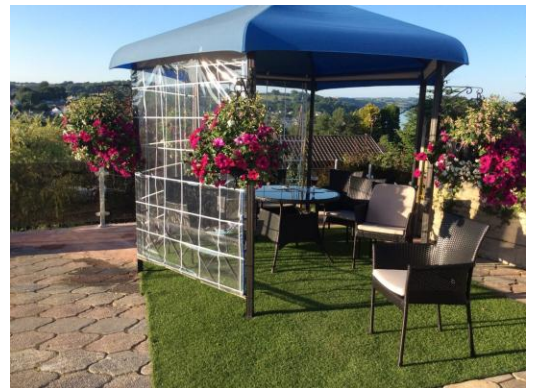
VIEW OVER SAUNDERSFOOT



PATIO



GAZEBO



**DIRECTIONS**

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 hand side. Turn into Ragged Staff and follow the road for a short distance. Number 11 will be found on the left.

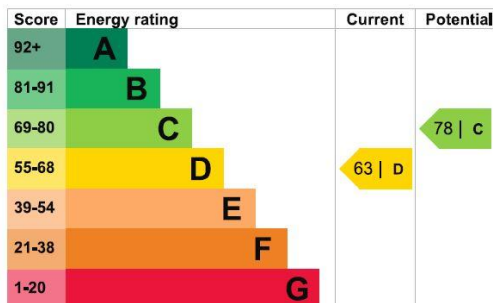


## FLOOR PLAN



11 Ragged Staff, SAUNDERSFOOT

## ENERGY PERFORMANCE GRAPHS



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