



**Szarotka, Tenby Road, Wooden
OFFERS IN REGION OF £425,000**

- Immaculate Detached Bungalow
- Five Bedrooms, One Ensuite, One Bathroom, One Clrm
- Lovely Open Plan Dining Room/ Kitchen
- Garage and Off Road Parking
- Excellent Location
- Short Drive to Tenby and Saundersfoot
- Ideal Family Home or Investment
- EER - TBC

THE PROPERTY

A substantial, light and airy five bedroom detached bungalow. This property offers well presented accommodation which comprises: Entrance Hall, Lounge, Open Plan Dining Room/Kitchen, Utility Room, Cloakroom, Master Bedroom with large en-suite Bathroom, Four further Bedrooms and a Family Bathroom To the front there is ample off road parking for several vehicles and a low maintenance garden. To the rear is a sunny garden with patio and lawn. The property benefits from gas fired central heating and double glazing throughout. Szarotka is ideally located to reach the popular holiday resorts of both Saundersfoot and Tenby as well as the local amenities which include two filling stations, post office, shop and two restaurants. This is a lovely family home and the property must be viewed to be fully appreciated.

ENTRANCE HALL

Enter via uPVC frosted glazed door with glazed side panels into a substantial L shaped Hallway. Doors to various rooms. Door to large storage cupboard. Ceramic tiled flooring.



REVERSE VIEW



LOUNGE

15' 11" x 13' 07" (4.85m x 4.14m)

Window to front. Space and connection for electric fire.





OPEN PLAN DINING/ KITCHEN

24' 06" x 17' 07" (7.47m x 5.36m) max

Enter via glazed double doors into Dining Area which leads on into Kitchen Area. Doors to Bedroom Five, Utility Room and Rear Hallway. Door to Airing cupboard housing hot water cylinder.



DINING AREA

Space for large dining table and chairs.



VIEW THROUGH DOUBLE DOORS



KITCHEN AREA

Large window to rear overlooking garden. Breakfast bar. Range of wall and base kitchen units with matching worktop. Rangemaster gas hob and electric ovens with extractor hood over. Integral fridge and dishwasher. Composite black 1.5 sink and drainer. Ceramic tiled flooring and part tiled walls.



SIDE VIEW



UTILITY ROOM

9' 10" x 9' 08" (3m x 2.95m)

Door allowing access to rear garden. Window to rear. Range of wall and base kitchen units with matching worktop. Stainless steel sink and drainer. Wall mounted Worcester gas boiler. Space and plumbing for washing machine. Ceramic tiled flooring.

BEDROOM FIVE/ DEN

9' 11" x 9' 05" (3.02m x 2.87m)

Currently being used as a Den/ Sitting Room. Window to the front. Space and connection for electric fireplace.



REAR HALLWAY

Doors to Cloakroom and Garage. Loft hatch.

CLOAKROOM

Frosted window to side. Wash hand basin. WC. Ceramic tiled flooring and part tiled walls.

GARAGE

18' 04" x 12' (5.59m x 3.66m)

Large garage with window to the side. Up and over garage door.

MASTER BEDROOM

14' 03" x 13' 07" (4.34m x 4.14m)

Window to rear. Door to En suite. Fitted wardrobes.



REVERSE VIEW



EN SUITE

10' 05" x 7' 06" (3.18m x 2.29m)

Frosted window to side. Corner bath. Shower enclosure with electric shower over. Pedestal wash hand basin. WC. Fully ceramic tiled walls and flooring.



REVERSE VIEW



BEDROOM TWO

13' 08" x 11' 11" (4.17m x 3.63m)
Window to front.



BEDROOM THREE

11' 08" x 9' 11" (3.56m x 3.02m) max
Window to rear



REVERSE VIEW



BEDROOM FOUR

10' 11" x 9' 11" (3.33m x 3.02m)
Window to rear.



FAMILY BATHROOM

10' 06" x 5' 10" (3.2m x 1.78m)

Frosted window to side. Bath. Pedestal wash hand basin. WC. Shower enclosure with mixer shower over. Fully ceramic tiled walls and flooring.



EXTERNALLY

To the front there is a generous parking area for multiple vehicles and a low maintenance garden. To the rear, which could potentially be accessed from both sides of the property, there is a large patio area perfect for al fresco dining. In addition to this there is also a sunny lawn area and space for a greenhouse. The rear garden is boarded by block walls which have mature shrubs in front of them.



REVERSE VIEW OF HOUSE



DIRECTIONS

From Tenby proceed north towards Kilgetty. After approximately three and a half miles you will enter the village of Wooden, proceed to the top of the hill and Szarotka will be seen on the right hand side, after a short distance

FLOOR PLAN Awaiting

ENERGY PERFORMANCE GRAPHS To Be Confirmed

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