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# Keilder

Wisemans Bridge, Saundersfoot, SA69 9AU Fixed Price: £399,950 | Freehold | EPC: E



Positioned in an elevated setting, this charming four-bedroom home offers generous, well-proportioned accommodation with versatile living spaces throughout. Requiring sympathetic renovation, it presents an excellent opportunity to create a distinctive coastal residence just a stone's throw from the ever-popular Wisemans Bridge beach. The property's layout, proportions, and desirable location make it an ideal choice for those seeking to enhance and personalise a home in one of Pembrokeshire's most scenic coastal settings.

Internally the property opens into a welcoming hallway leading to generous and well-connected living spaces. The ground floor includes a spacious kitchen/diner with island and glazed doors opening to the rear patio with partial sea views, alongside two reception rooms offering areas for both relaxation and entertaining. A further sitting room provides flexibility for use as a study or playroom, and a ground-floor shower room adds convenience. Upstairs, four bedrooms include a principal suite with fitted furniture and en-suite bathroom, while the remaining rooms are served by a well-appointed family bathroom. The property offers excellent proportions throughout.

The property enjoys a desirable elevated position within walking distance of the scenic Wisemans Bridge beach, a much-loved spot on Pembrokeshire's coast known for its sandy shoreline and coastal paths. Nearby amenities and eateries in Wisemans Bridge, Saundersfoot, and Amroth are easily accessible, while the historic harbour town of Tenby lies just a short drive away. This superb location combines peaceful coastal living with convenient access to some of Pembrokeshire's most picturesque destinations.



### Hallway

Entered through uPVC double glazed entrance with laminate flooring leading through this welcoming L shaped entrance hall, featuring period detailing and useful space for outerwear and shoe storage. Understairs storage adds practicality, complemented by wall lighting.

#### Kitchen / Diner

#### 5.53m x 3.53m (18'2" x 11'7")

Tiled flooring runs throughout this spacious kitchen and dining area, entered via a stable door. The room is fitted with matching base and wall units with worktops over, complemented by tiled splashbacks and exposed beams. A 1.5 bowl stainless steel sink sits beneath the front window, while a Leisure range oven with extractor above provides a focal point. There is space and plumbing for a washing machine and fridge/freezer, along with a central island enhancing the workspace. Ample room is available for a large dining table and chairs, and a glazed rear door opens onto a patio area ideal for entertaining, enjoying pleasant sea views.

#### Snug

# 3.67m x 2.55m (12'!" x 8'4")

Oak flooring sets the tone for this inviting second reception room, where an ornate wooden fireplace with tiled surround and an overmantel mirror form an attractive focal point. Wall lighting and exposed A-frame beams enhance the room's character, while natural light filters through from adjoining spaces and the rear aspect window.

#### **Shower Room**

# 1.86m x 1.90m (6'1" x 5'1")

Tiled flooring continues through this well-appointed shower room, fitted with a corner shower enclosure, wash basin, and WC. Finished with tiled walls, enclosed lighting, and an extractor.

#### Lounge

# 5.53m x 4.11m (18'2" x 13'6")

At the far end of the hallway, with carpet underfoot, this elegant reception room is centred around a marble hearth and surround with an electric fire. Period detailing, pendant lighting, and TV connection points enhance the room's character, while patio doors open to the side and dual-aspect windows to the front and rear provide excellent natural light.

# **Sitting Room**

# 3.40m x 2.24m (11'2" x 7'4")

Carpet continues off the main lounge and separated by a decorative archway. Period detailing and a feature light add character, making it an ideal setting for a library, study, A front aspect window provides natural light.

#### First Floor

# Bedroom One

#### 4.45m x 3.51m (14'7" x 11'6")

With carpet underfoot, this spacious double bedroom features fitted furniture and an archway leading through to the en-suite. A fore aspect window provides natural light

#### **En-suite**

#### 3.22m x 2.50m (10'7" x 8'2")

Carpet flooring continues into an en-suite featuring a roll-top bath with gold taps, period-style wash basin, and WC. A decorative mantle with slate shelf and spotlights complete the look, with a window to the front aspect.

#### **Bedroom Two**

#### 3.09m x 2.31m (10'2" x 7'7")

Carpet underfoot, dado rail detailing, and a versatile layout make this an ideal single bedroom or home office. A side aspect window provides light.

#### **Bedroom Three**

# 3.51m x 2.11m (11'6" x 6'11")

Carpet flooring extends through this single bedroom, which includes loft access and a window to the front aspect.

#### **Bedroom Four**

#### 3.56m x3.51m (11'8" x 11'6")

Carpet underfoot defines this comfortable double bedroom with a window to the front aspect.

#### **Family Bathroom**

# 2.43m x 2.02m (8'0" x 6'8")

Carpet flooring with suite comprising a panelled bath, wash basin set within a wooden vanity unit, and WC. Fully tiled walls, extractor fan, and a window to the rear aspect.

#### Garage

With side access and power supply, this versatile area offers excellent space for storage or use as a workshop.

#### **External**

A stone-gravelled driveway forms the frontage, providing ample parking. To the rear, mature shrubs frame a raised seating area and paved patio, creating an outdoor space with partial sea views. A gas tank is discreetly positioned.

# **Additional Information**

We are advised that the property is connected to mains water and electricity, with LPG heating system and a septic tank.

# **Council Tax Band**

E (2,019.97)





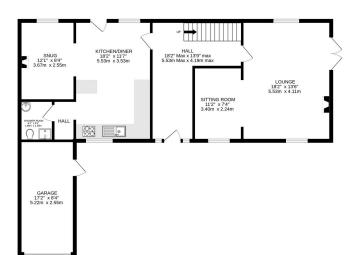








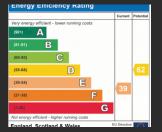
GROUND FLOOR 994 sq.ft. (92.4 sq.m.) approx.



1ST FLOOR 704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA: 1698 sq.ft. (157.8 sq.m.) approx. ry attempt has been made to ensure the accuracy of the flooplan contained here, measurement windows, rooms and any other tiens are approximate and nor exponsibility is taken for any error, or mis-statement. This plan is for illustrative purposes only and should be used as such by any purchaser. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given. Made with Mercipix (2020).



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