



## 74a Upper Hill Park, Tenby, SA70 8JF

£275,000



A newly built home situated in a peaceful residential area of the bustling medieval town of Tenby with its abundance of cafes, bars, restaurants, and many independent shops. The bungalow is approximately a 15-minute walk into the town centre, with the local bus route passing nearby.

This modern bungalow comprises of open-plan living space with fitted kitchen and built in appliances, 2 bedrooms and bathroom. From the lounge are partial sea views to Caldey Island and Giltar Point. Externally the bungalow offers a lawned garden with parking for two family vehicles to the front and to the rear is an elevated patio offering ideal outdoor living space whilst maintaining a sunny position throughout the day. This bungalow is being offered for sale with no onward chain!



LOCK HOUSE C. 1750



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



- **Newly Built**
- **2 Bedrooms**
- **Driveway for 2 Cars**
- **Quiet Residential Area**
- **Near Local Bus Routes**

- **Detached Bungalow**
- **Open Plan Living Space**
- **Partial Sea View**
- **15 Minute Walk To Town Centre**
- **No Onward Chain!**

#### Entrance Hallway 13'1" x 7'2" max (4m x 2.2m max)

The composite front door opens into the entrance hall with inset spot lighting, access to loft space, central heating radiator and a small storage cupboard with electric fuse box and central heating radiator.

#### Open Plan Living Space 23'11" x 11'9" max (7.30m x 3.60m max)

The L shaped open-plan living space features floor to ceiling uPVC double glazed windows with partial sea views out to Giltar Point and Caldey Island. There are a further two uPVC windows to the side. The lounge area has smooth plaster and emulsion walls and ceiling with inset spot lighting, two central heating radiators, TV points, and electric wall sockets, wood-effect laminate flooring throughout.

The modern shaker style kitchen features wall and base units with in-built CDA appliances including 4-ring gas hob, electric oven and overhead extractor, dishwasher, & fridge freezer. There is a 1.5 stainless steel sink with drainer to one side and space underneath for a washing machine. The external door leads to the rear patio space.

#### Bedroom 1 11'9" x 8'6" (3.60m x 2.60m )

Smooth plaster and emulsion finish to the walls and ceiling, uPVC double-glazed window to the front, central heating radiator, TV point and wall sockets, carpeted flooring.

#### Bedroom 2 7'6" x 10'9" (2.30m x 3.30m )

Smooth plaster and emulsion finish to the walls and ceiling, uPVC double-glazed window to the rear, central heating radiator, TV point and wall sockets, carpeted flooring.

#### Bathroom 6'2" x 4'11" (1.90m x 1.5m)

Fitted bathroom suite comprising vanity wash hand

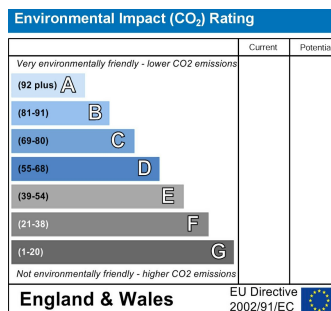
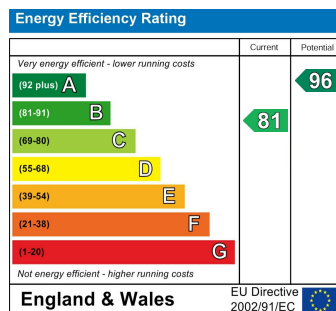
basin with mixer tap over, ceramic tile panelled bath with mixer tap and shower over, glass shower screen, low level WC, walls and floor fully tiled, wall mounted chrome heated towel rail, uPVC double glazed window to the rear.

#### Externally

To the front there is a tarmac driveway offering parking for two family vehicles and lawned area to one side. To the side and rear of the property the grey stone paved area is low maintenance and creates a blank canvas for the first owners to create their ideal outdoor living space. There is an elevated patio, accessed via stone steps to one side, that will enjoy sun throughout the day.

#### Please Note

New Build - Council Tax Rate is not yet available.  
All mains services are connected to the property.



From Tudor Square, Tenby continue along the High Street and across the mini roundabout to the A478 (Narberth Road). Continue along this road until you reach the mini-roundabout at the top of the hill. Take the 3rd exit on to Upper Hill Park. Then take the next right to continue on Upper Hill Park and then the 2nd right. You'll see the property on the left-hand side of the road.







# Floor Plan

## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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