



## Treffgarne Greenhill Road, Tenby, SA70 7LJ

£345,000



Treffgarne is a three bedroom terraced house which would make a lovely family home, and it includes an attic conversion providing a versatile extra space.

The house benefits from an enclosed, sunny rear garden plus a single garage which can be accessed from the adjacent lane.

The property is within walking distance of schools, shops, beaches and other local amenities with convenient access to public transport and access roads in and out of town.



LOCK HOUSE C.1750



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



- **Three/Four Bedroom**
- **Single Garage To Rear**
  - **Attic Conversion**
  - **Ideal Family Home**

- **End of Terrace House**
- **Enclosed Rear Garden**
- **Open-Plan Living/Dining Room**
- **Short Walk to Town Centre**

#### Porch

Half glazed front door opens into the porch which has a centre ceiling light point and timber multi pane door to the hallway.

#### Hallway

Hallway has centre ceiling light point, laminate flooring, doors to the lounge/diner and kitchen and stairs to the first-floor landing.

#### Lounge/diner 13'0 max x 27'0 max (3.96m max x 8.23m max)

Lounge/Diner has uPVC double glazed bay window to the front, two centre ceiling light points, two central heating radiators and laminate flooring.

#### Kitchen/Breakfast Room 17'8 x 8'4 (5.38m x 2.54m)

Kitchen/Breakfast Room has two ceiling light points, two uPVC double glazed windows and uPVC double glazed sliding door to the rear. Kitchen comprises a number of wall and floor mounted units, black resin one and a half bowl sink with mixer tap, space for tall fridge/freezer, washing machine, and dishwasher, four ring gas oven and tiled floor.

#### First Floor Landing

Stairs from the hallway lead up to the first-floor landing which has centre ceiling light point and spiral staircase to the attic room.

#### Bathroom 8'11 x 5'4 (2.72m x 1.63m)

Bathroom has two uPVC double glazed obscure glass windows to the rear, centre ceiling light point, central heating radiator, shower cubicle with mains shower, bath, WC, wash hand basin set into vanity unit and laminate flooring.

#### Bedroom One 14'4 into bay x 10'6 (4.37m into bay x 3.20m)

Bedroom one has large uPVC double glazed bay

window to the front, centre ceiling light point, central heating radiator, TV point, and laminate flooring.

#### Bedroom Two 10'8 x 11'0 (3.25m x 3.35m)

Bedroom two has uPVC double glazed window to the rear, centre ceiling light point, central heating radiator and laminate flooring.

#### Bedroom Three/Office 9'11 x 6'1 (3.02m x 1.85m)

Bedroom three has uPVC double glazed window to the front, centre ceiling light point, central heating radiator and laminate flooring.

#### Attic Room/Bedroom 11'3 x 11'3 (3.43m x 3.43m)

Attic room is currently being used for storage and has large timber double glazed Velux window with views over the rear garden, centre ceiling light point, central heating radiator, storage into the eaves and sloping ceiling with usable headroom.

#### Outside

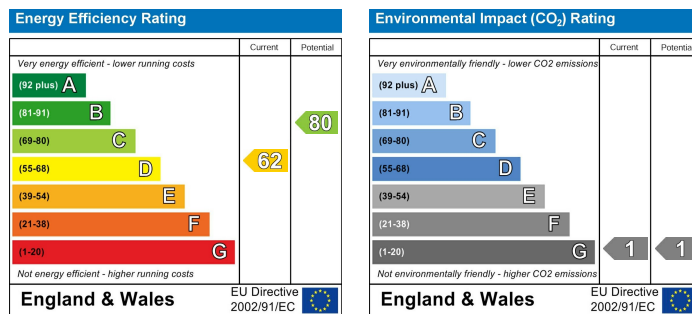
Outside to the front a wrought iron gate opens to a small garden surrounded by a dwarf wall and a concrete path leads up to the front door. To the rear, off the kitchen/breakfast room, is a large paved patio area with outside tap and plenty of space for table and chairs.

To the very rear, accessed from the lane to the side of the house, is a single garage with double doors.

#### Please Note

The Pembrokeshire County Council Tax Band is E - approximately £2348.51 for 2024/25.

We are advised that mains electric, gas, water and drainage are connected to the property.



From our office head up through Tudor Square, keeping the church to your left. Continue along the High Street and turn left at the mini roundabout into White Lion Street. Turn right at the crossroads into Greenhill Road and Treffgarne is approximately 100 yards down on your right hand side, opposite the Library.





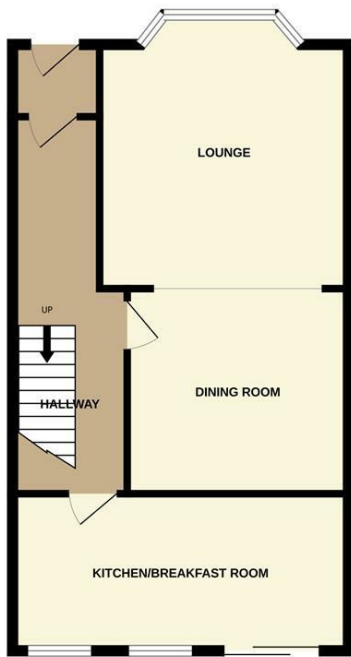




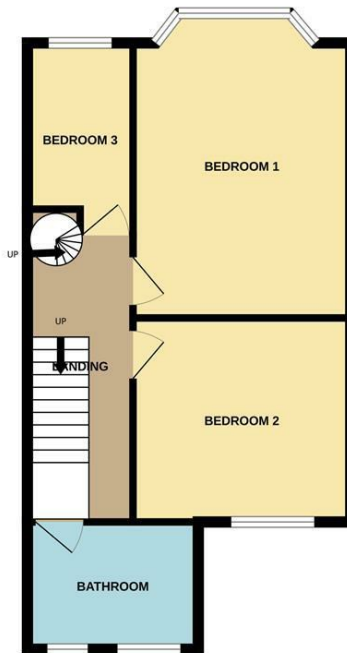


# Floor Plan

GROUND FLOOR  
568 sq.ft. (52.7 sq.m.) approx.



1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



2ND FLOOR  
127 sq.ft. (11.8 sq.m.) approx.



TOTAL FLOOR AREA : 1188 sq.ft. (110.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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