



Clareston Road, Tenby, SA70 7LR

£320,000



Rose Cottage is a charming 2-bedroom terraced house in a quiet sought after street. The house has many character features such as slate flooring, log burner, exposed beams, and it offers good sized living spaces.

The house has been well looked after for many years and comprises 2 double bedrooms, large dining and sitting rooms, a new kitchen with utility room, and an attic conversion.

Clareston Road is a mostly residential street in Tenby town, just outside of the bustling centre. Just a few minutes' walk will bring you inside the Medieval Town Walls.



LOCK HOUSE C.1750



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



- **Character Terraced House**

- **Log Burner**
- **New Kitchen**
- **Spacious Rooms**

Dining Room 13'5" x 12'1" (4.1 x 3.7)

Large dining room with original slate floor, timber staircase and storage cupboard. There is a log burner, and a timber multi-pane window to the rear, with ceiling and wall lights.

Lounge 13'5" x 10'9" (4.1 x 3.3)

A bright sitting room entered from the Porch, with window to front, ceiling and wall lights, feature fireplace with mantle, and original slate floor running through.

Kitchen / Utility 8'10" x 7'10" / 8'10" x 3'7" (2.7 x 2.4 / 2.7 x 1.1)

Brand new Howden's wall and base units, with stainless steel sink, integrated electric oven with gas hob over and extractor above, tiled floor and splashback, space for dishwasher, and a large window to the side.

The utility room houses the gas combi boiler, and has a worktop and sink, with uPVC door to rear.

Bedroom One 13'1" x 10'5" (4 x 3.2)

Good sized double bedroom with window to front, radiator and ceiling light point.

Bedroom Two 12'1" x 9'10" (3.7 x 3)

The landing steps down into the rear double bedroom, with window to side, radiator, and ceiling light point.

Porch

The modern composite door opens to the porch, with tiled floor and small window to the front.

Landing

The landing has natural timber banister, architraves and dado rail, with a door to storage cupboard, and a 2nd door opening to the stairwell to the attic.

- **Quiet Sought After Street**

- **Attic Conversion**
- **Original Features**

Attic Room 13'1" x 11'9" (4 x 3.6)

Timber staircase leads up to attic room with exposed beams, radiator, plenty of under eaves storage, light point, and 2x new Velux skylights. The maximum headroom is approximately 6ft.

Externally

To the front is a small courtyard garden, setting the house back from the pavement. There's a range of mature trees and shrubs, most notably a mature rose bush, giving Rose Cottage its name.

The kitchen door opens to a small side lane, and this leads through a timber gate to an enclosed patio space behind. This area has gates to both sides, because each neighbour has a right of way through, used for bringing bins to the street.

Please Note

The Pembrokeshire County Council Tax Band is E - approximately £2114.03 for 2023/24

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



From Warren Street, head down the hill towards the train station, and turn left into Clareston Road at the crossroads. Rose cottage is on the left-hand side.

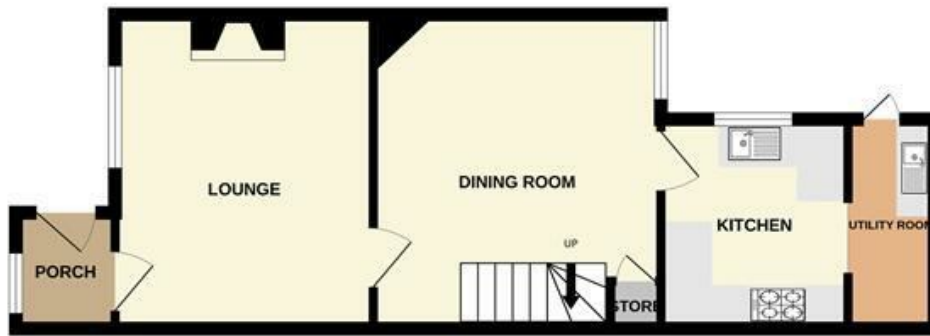
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





Floor Plan

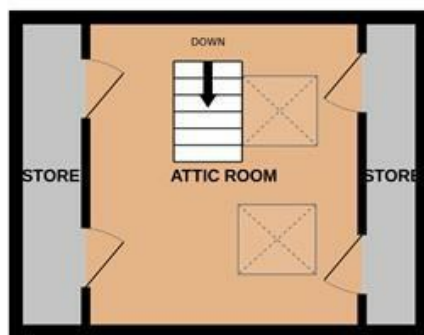
GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



2ND FLOOR
229 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA: 1073 sq.ft. (99.6 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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