



PRINCIPAL FRONT ELEVATION (South)



END ELEVATION (West)



REAR ELEVATION (North)



END ELEVATION (East)

Schedule of Finishes

Walls - Smooth rendered with colourwash finish

Roof - Slate - grey in colour

Windows / Doors - White uPVC

Fascias / Soffits - White uPVC

**New Designer Build, Marsh Road, Tenby
OFFERS IN REGION OF £650,000**

- **Fantastic Opportunity To Purchase Luxury New Build Detached House**
- **Architect Designed**
- **Four Bedrooms, Five Bathrooms**
- **South Facing Glass Fronted Balcony & Veranda**
- **Spacious Open Plan Living Space**
- **Ample Off Road Parking**
- **Detached Studio Ideal For Home Office**
- **EPC Rating TBC**

THE PROPERTY

A fantastic opportunity to acquire a unique architect designed four Bedroom, five Bathroom detached house in the convenient and popular location of the Marsh Road Tenby. This property is to be purchased off plan and will enable the purchaser to be interactive in the design of many aspects of the interior, such as a large spacious open plan Lounge/Kitchen/Dining Room, four En-Suite Bathrooms and a further Shower Room on the Ground Floor. *There are generous allowances for choice of Kitchen, Bathrooms, tiling and flooring. The property will benefit from gas fired under floor heating throughout. The house will be approached over a brick paved driveway providing ample off road parking with electric entry gates, and a landscaped garden with the added benefit of a detached two storey Studio which offers a versatile space perfect for a home office, games room or playroom. The property is ideally located about three quarters of a mile from the town centre, beautiful beaches and harbour. Schools of all levels and the leisure centre are close by.

ENTRANCE HALL

Enter through uPVC door to rear with windows each side into Hall. Stairs to first floor. Door to Open Plan Lounge/Kitchen/Dining Room. Door to Shower Room. Double doors to large built in closet with window to side.

SHOWER ROOM

11' 1" x 37' 8" (3.4m x 11.5m)

Frosted window to side. *To be furnished with modern matching suite comprising WC, wash hand basin and shower.

OPEN PLAN LOUNGE/KITCHEN/DINING ROOM

47' 6" x 22' 11" (14.5m x 7m)

Generous open plan living space. Double aspect with large windows to front and rear and glazed doors to front, giving access to the south facing veranda and allowing lots of natural light to flood the room.

LOUNGE AREA

Windows to front and rear. Tri fold and bi fold glazed doors to front leading to south facing veranda.

KITCHEN/DINING AREA

*To be fitted with a range of modern wall and base units with matching worktop and island, and high specification integrated appliances. Ample space for large family dining suite. Door to Utility Room. Window to rear. Tri fold glazed doors to front.

UTILTY ROOM

9' 6" x 8' 2" (2.9m x 2.5m)

Window to rear. *To be fitted with a range of wall and base units with matching worktop with space and connection for washing machine and tumble drier. Inset sink and drainer. Door to Boiler/Plant Room.

BOILER/PLANT ROOM

9' 6" x 8' 2" (2.9m x 2.5m)

Window to rear. uPVC door to side. Housing gas fired boiler and hot water system.

Doors to all rooms.

MASTER BEDROOM

14' 9" x 13' 5" (4.5m x 4.1m)

Tri fold doors to front giving access to Balcony. Door to En Suite Shower Room.

EN SUITE SHOWER ROOM

Frosted window to front. *To be furnished with modern matching suite comprising WC, wash hand basin and shower.

BEDROOM 2

14' 9" x 12' 3" (4.5m x 3.75m)

Tri fold doors to front giving access to balcony. Door to En Suite Shower Room.

EN SUITE SHOWER ROOM

Frosted window to front. *To be furnished with modern matching suite comprising WC, wash hand basin and shower.

BALCONY

South facing balcony with glass balustrades running the whole length of the front of the house, accessed from the Master Bedroom and Bedroom 2.

BEDROOM 3

14' 9" x 9' 6" (4.5m x 2.9m)

Window to rear. Door to En Suite Bathroom.

EN SUITE BATHROOM

11' 1" x 7' 2" (3.4m x 2.2m)

Frosted windows to rear and side. *To be furnished with matching modern suite comprising WC, wash hand basin, bath and separate shower.

BEDROOM 4

11' 1" x 7' 2" (3.4m x 2.2m)

Window to rear. Door to En Suite Bathroom.

EN SUITE BATHROOM

Frosted windows to rear and side. *To be furnished with matching modern suite comprising WC, wash hand basin, bath and separate shower.

EXTERNALLY

The property is approached from the front over a brick paved driveway which will provide off road parking for three cars. The front and rear gardens will be landscaped and enclosed with rendered walls, offering views over towards Caldey Island and the lighthouse.

STUDIO

There is also the added benefit of a detached two storey Studio which offers a versatile space ideal for a Home Office, Playroom or Games Room.

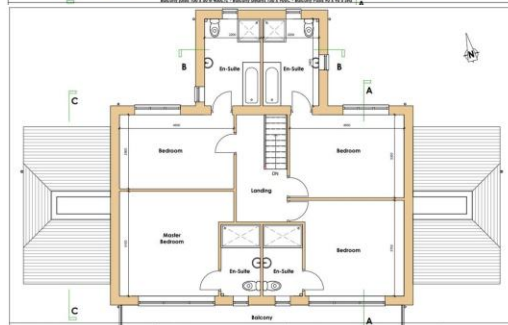
DIRECTIONS

From our office proceed to the top of Upper Frog Street and turn left. At the crossroads turn right and continue down Greenhill Road to the mini roundabouts. Proceed straight across into Marsh Road and follow the road for a short distance. The entrance to the property will be found on the right hand side just after Greenhill School, as indicated by our For Sale board.

PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED FRONT ELEVATION





FLOOR PLAN

ENERGY PERFORMANCE GRAPHS

These particulars, whilst believed to be accurate, are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact. But must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.