



Sands Retreat, 16 Merlins Court, Tenby

Offers In Region Of £325,000

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ESTATE AGENTS

Sands Retreat, 16 Merlins Court, Tenby

Situated in an extremely desirable cul-de-sac location, approximately five hundred yards from the famous North Beach and town centre, this charming end of terrace bungalow is perfectly located for the attractions and amenities which Tenby has to offer. The well appointed and beautifully presented accommodation briefly comprises Entrance Hall, Lounge/Dining Room, Kitchen, Two Double Bedrooms, and Family Bathroom. The property benefits from ample off road parking on a tarmac driveway at the side, and to the rear is a wonderful low maintenance Mediterranean style landscaped garden with a paved patios on the upper and lower levels, white rendered walls and decorative borders. The property also benefits from uPVC double glazing and gas fired central heating throughout. Currently a highly successful holiday let, Sands Retreat represents an ideal investment opportunity, or would equally make a superb family home or retirement property.





Hall

Enter through uPVC door with frosted sidelite into Hall. Doors to all rooms. Sliding doors to large closet housing Worcester gas combi boiler. Loft hatch.

Lounge/Dining Room

7.92m x 3.63m (26'0" x 11'11")

Large window to front. French doors sidelites to rear leading to the garden. Laminate flooring throughout.





Lounge

Dimplex electric fireplace.

Dining Area

Ample space for family sized dining suite.

Kitchen

3.66m x 3.05m (12'0" x 10'0")

Windows to front and side. Fitted with a range of wall and base units with matching worktop. Inset stainless steel sink and drainer and mixer tap. Integral four ring gas hob and electric oven with extractor above. Space and connection for upright fridge freezer, washing machine, tumble drier and dishwasher. Part tiled walls. Tiled floor.

Bedroom 1

3.96m x 3.05m (13'0" x 10'0")

Large window to rear.

Bedroom 2

2.74m x 2.16m (9'0" x 7'1")

Window to rear. Built in single wardrobe.

Bathroom

Fitted with matching contemporary suite comprising WC, wash hand basin in vanity unit with illuminated mirror above, and bath with mixer tap and shower attachment. Electric shower in separate glazed enclosure. Fully tiled walls and floor. Heated towel rail. Extractor.

Externally

The property is approached from the front over a block paved courtyard. A tarmac driveway at the side provides off road parking for two cars. At the rear is a sunny Mediterranean style landscaped garden on two levels, with a paved patio on both the upper and lower level allowing you to follow the sun as it moves overhead in the sky, and providing an amazing space for al fresco dining and barbequing. There is planning permission granted to extend the property to create a five bedroom dwelling as the footprint of the total plot extends from the grassed ground from the pavement back to the white rendered wall, including the substantial lawned area to the left of the bungalow.

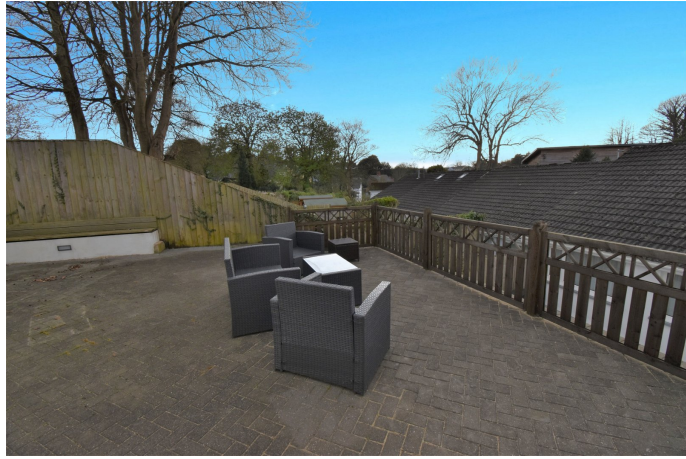
Property Information

We believe the property to be Freehold, with all mains service connected.

Council Tax Band E.

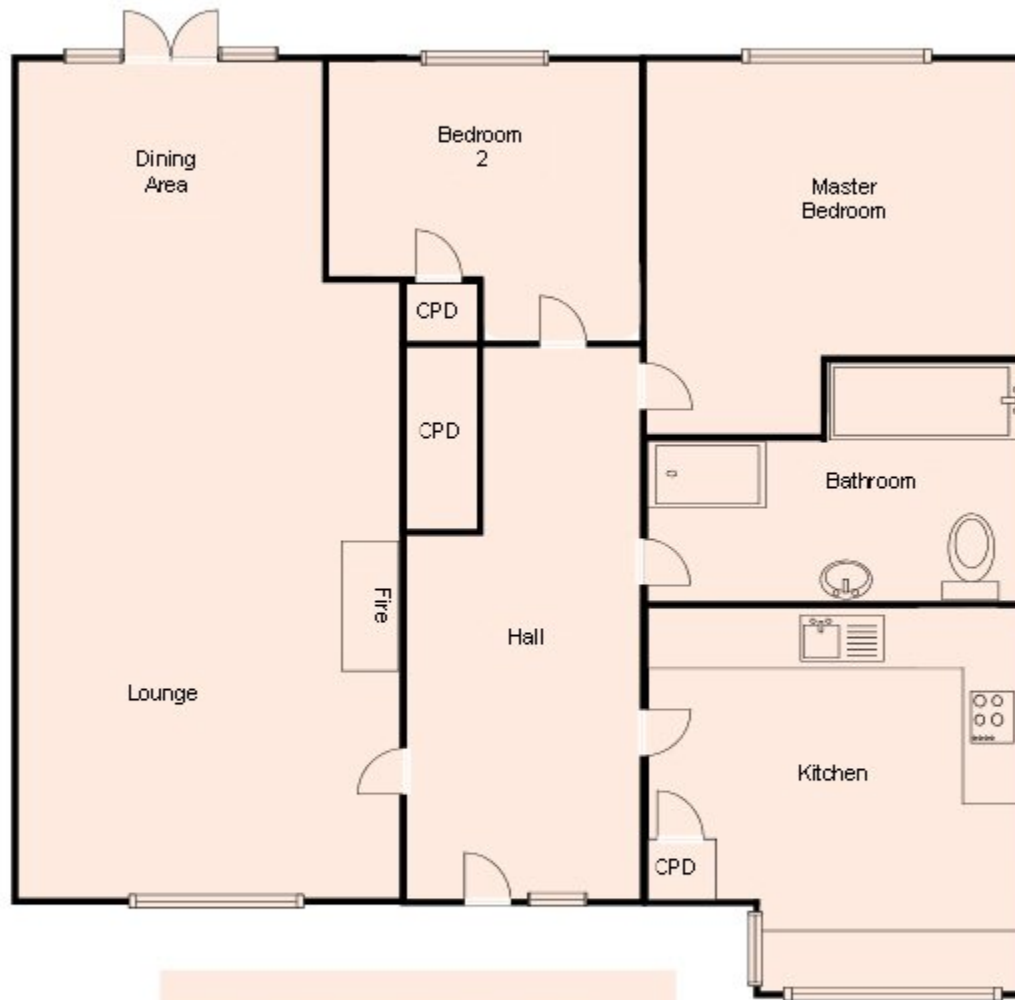


Number 16 will be found on the left hand side.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		



For illustrative purposes only, not to scale.