



24 Lady Park, Tenby

PRICE REDUCED O.I.R.O £435,000

w w w . c h a n d l e r r o g e r s . c o . u k

CHANDLER ROGERS
ESTATE AGENTS

24 Lady Park, Tenby





THE PROPERTY

Situated in the popular location of Lady Park, this impressive detached house offers spacious and beautifully presented accommodation comprising Porch, Hallway, Cloakroom, Lounge, Sun Room, Kitchen, Dining Area, Utility, Snug, and Shower Room on the Ground Floor. On the First Floor there are Four Double Bedrooms and a Family Bathroom accessed from a galleried landing with a door opening out onto a Balcony, which enjoys beautiful coastal and countryside views over towards Tenby town and beyond. The property is approached over a driveway, which provides off road parking for two cars, with an enclosed lawned garden at the side. At the rear is a sizeable landscaped garden with a paved patio and a decked seating area with space for al fresco dining. The beaches, harbour and centre of town are within walking distance, as are schools at all levels. 24 Lady Park would be an ideal family home or holiday let, and viewing is highly recommended to appreciate all its fabulous qualities.



Porch

Enter through glazed composite door into Porch. Multi pane glazed timber door to Hall.

Hallway

Doors to Kitchen and Cloakroom, Staircase to First Floor with large cupboard under housing wall mounted Worcester gas combi boiler.



Cloakroom

Internal frosted window to Utility. Fitted with matching suite comprising WC and wash hand basin. Vinyl flooring.

Kitchen

6.17m x 3m (20'2" x 9'10")

Two windows to rear enjoying beautiful views over the garden and the woodland beyond. Glazed doors to Dining Room and Lounge. Fitted with a range of contemporary wall and base units with matching quartz worktop. Quality integral appliances comprising larder fridge, dishwasher, Neff induction hob with extractor over, eye level Neff hide and slide double oven and microwave. Inset 1.5 ceramic sink with directional mixer tap over. Karndean flooring.

Lounge

4.88m x 3.38m (16'0" x 11'1")

Window to front enjoying fantastic views towards Tenby and the coastline. French doors



Sun Room

3.33m x 2.54m (10'11" x 8'4")

Installed in 2022, this bright and comfortable room provides a relaxing haven all year round. Glazed to all side with etched glass to one side for privacy, with bi-fold doors to the side leading out to the patio and garden. Skylight. Karndean flooring.

Inner Hall

Dining Area to the rear and Utility to the front. Space saving sliding door to Shower Room.

Shower Room

Fitted with mains waterfall shower in glazed enclosure. Fully tiled walls and floor.



Dining Area

3.1m x 2.3m (10'2" x 7'6")

Window to rear. Velux to side. Glazed uPVC door to side leading to the garden. Ample space for family size dining suite.

Utility

Glazed uPVC door to front. Velux to side. Door to Snug. Space and connection for washing machine, tumble drier, fridge and freezer. Tiled floor.

Snug

4.9m x 2.9m (16'0" x 9'6")

Triple aspect with windows to front and each side. Timber laminate flooring. A versatile room ideal for a home office, craft room or TV nook.





First Floor Landing

Galleried landing with window and frosted glazed uPVC door to front leading to the balcony, which enjoys beautiful coastal and countryside views. Doors to all rooms. Loft hatch.

Master Bedroom

4.88m x 3.38m (16'0" x 11'1")

Double aspect with windows to front and rear allowing lots of natural light and enjoying sea and coastal views to the front and woodland views to the rear.

Bedroom 2

3.07m x 3m (10'0" x 9'10")

Window to rear enjoying woodland views.



Bedroom 3

3.9m x 3.2m (12'9" x 10'5")

Window to rear enjoying woodland views.

Bedroom 4

3.21m x 2.89m (10'6" x 9'5")

Window to front enjoying fabulous sea and coastal views towards Tenby.

Externally

The property is approached over a tarmac driveway which provides off road parking for two cars, and leads to a lawned garden ant the side. At the rear is a sizeable terraced garden with mature shrubs trees and flowers, a decked seating area and a paved patio, a wonderful spot to enjoy al fresco dining and relaxing.



Property Information

We are advised the property is Freehold, with all mains services connected.

Council Tax band F.

DIRECTIONS

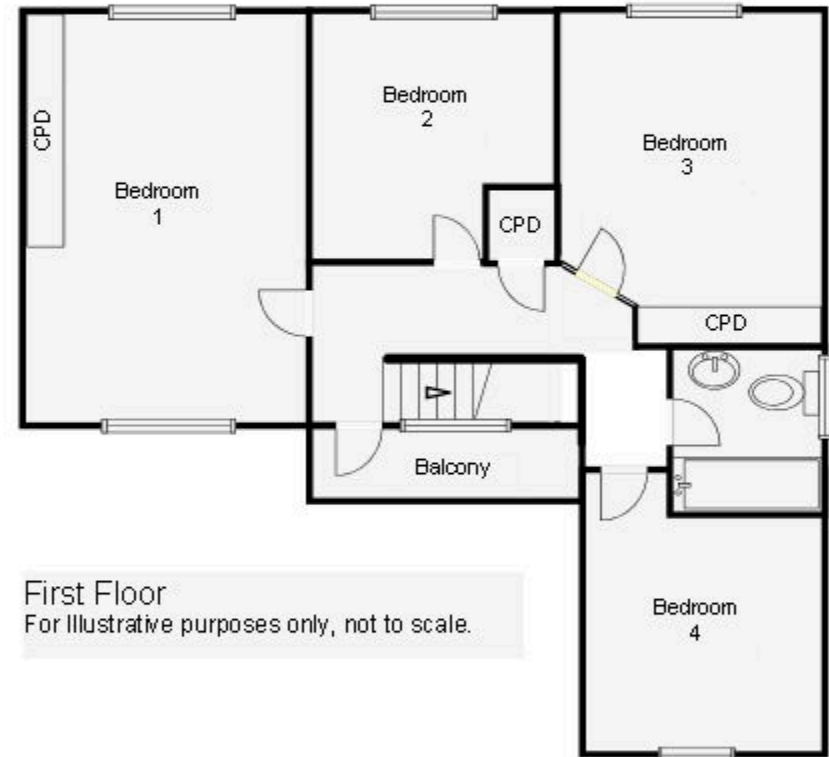
From our office proceed to the top of Upper Frog Street and turn left. At the junction turn right and go down the road to the mini roundabout. Turn right and continue up the hill around the right hand bend and carry on until you reach the large layby on the right hand side. Turn into the layby and drive up the hill to Lady Park. Take the first left then turn right at the end, Number 24 will be found on the junction, as indicated by our For Sale board.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		



Ground Floor
For illustrative purposes only, not to scale.



First Floor
For illustrative purposes only, not to scale.