



April Cottage, 25 Trafalgar Road, Tenby

Offers In Region Of £314,950

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## April Cottage, 25 Trafalgar Road, Tenby

A pretty and characterful mid-terraced traditional stone cottage, with lots of original features, situated on Trafalgar Road, within a short distance of the beaches and town centre. April Cottage offers unique accommodation comprising on the ground floor Entrance Hall, Lounge, Kitchen/Breakfast Room, Conservatory, Utility and WC. Upstairs 2 Double Bedrooms, a Single Bedroom and a Bathroom. There is a pretty lawned garden to the rear, planted with trees and mature shrubs, and a lovely Summerhouse and useful shed. There are the added benefits of gas fired central heating, double glazing and residents permit parking. Tenby is an ancient walled town and popular holiday resort with three beautiful beaches as well as a working harbour where boats leave for nearby Caldey Island.





## Hallway

Enter the property via a secure composite front door into the spacious Hallway, with stairs to the First Floor and a glazed door to the Lounge. A large under-stairs area provides useful storage. Leading through to the rear hallway.

## Lounge

3.78m x 3.78m (12'5" x 12'5")

A bright and airy Lounge with a sash window to the front. Features an attractive fireplace with a hardwood surround and a slate hearth.





## Inner Hallway

A useful Inner Hallway leads to the Kitchen, and to via a beautiful part-glazed stable door to the large Conservatory.

## Kitchen/Breakfast Room

3.89m x 2.34m (12'9" x 7'8")

A good sized Kitchen with an opening into the Conservatory allowing in plenty of natural light. Recently re-fitted with a range of modern matching wall and base units, and integrated electric oven, induction hob and extractor. A stainless steel sink, drainer and mixer tap. With space and connection for a Fridge Freezer and a Dishwasher. The kitchen has ample room for a breakfast table and chairs. Laminate flooring.

## Conservatory

4.5m x 3.56m (14'9" x 11'8")

A large Conservatory extends the full width of the cottage and provides a very pretty view of the well kept rear garden. With a door to the



## Utility Room

A useful Utility room with space and connection for a Washing Machine and Tumble Dryer. Fitted with shelving above provides a useful laundry area. With a door to the WC. Ceramic tiled floor.

## WC

A useful downstairs WC with a pedestal wash hand basin. Ceramic tiled floor.

## Bedroom 1

3.81m x 2.95m (12'6" x 9'8")

Double Bedroom with a sash window to the front. With attractive built in hardwood corner shelving.



## Bedroom 2

3.86m x 2.64m (12'8" x 8'8")

With steps down to the second Double Bedroom, and both a triple and double pane window to the rear making this a bright and cheerful room.

## Bedroom 3

2.77m x 2.46m (9'1" x 8'1") max (allow for stair bulkhead)

A single Bedroom with a window to the front. This room also contains the stair bulkhead which alters the dimension in that part of the room to 5' 5".

## Bathroom

With a frosted window to the rear. A matching traditional style ceramic WC and pedestal wash had basin. A wood panelled bath with traditional style taps and a mixer shower. Part-tiled walls. Vinyl flooring. The bathroom also has a useful over the door storage cupboard.





Energy performance certificate (EPC)																										
<b>April Cottage</b> 22 Chapel Road Tisbury Wiltshire	<b>Energy rating</b> <b>C</b>	<b>Valid until</b> 27 May 2018																								
<b>Property type</b> Mid-terrace house	<b>Customer number</b> 404-430-919-812																									
<b>Total floor area</b> 68 square metres																										
<b>Rules on letting this property</b> Properties can be let if they have an energy rating from A to E. You can read <a href="#">guidance for landlords on the regulations and exemptions</a> <a href="http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/282624">http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/282624</a>																										
<b>Energy rating and score</b> This property's energy rating is C. It has the potential to be B. <a href="#">See how to improve this property's energy efficiency.</a>																										
<table border="1"> <thead> <tr> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>A</td> <td></td> <td></td> </tr> <tr> <td>B</td> <td></td> <td></td> </tr> <tr> <td>C</td> <td></td> <td></td> </tr> <tr> <td>D</td> <td></td> <td></td> </tr> <tr> <td>E</td> <td></td> <td></td> </tr> <tr> <td>F</td> <td></td> <td></td> </tr> <tr> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Energy rating	Current	Potential	A			B			C			D			E			F			G			The graph shows this property's current and potential energy rating. <b>Properties get a rating from A (best) to G (worst) and a score.</b> The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60
Energy rating	Current	Potential																								
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## Externally

A delightful lawned garden, planted with a variety of attractive mature shrubs a trees. A pretty stepping stone path leads to a summerhouse, and useful shed. A small paved area just outside the conservatory provides a lovely spot for al fresco dining.

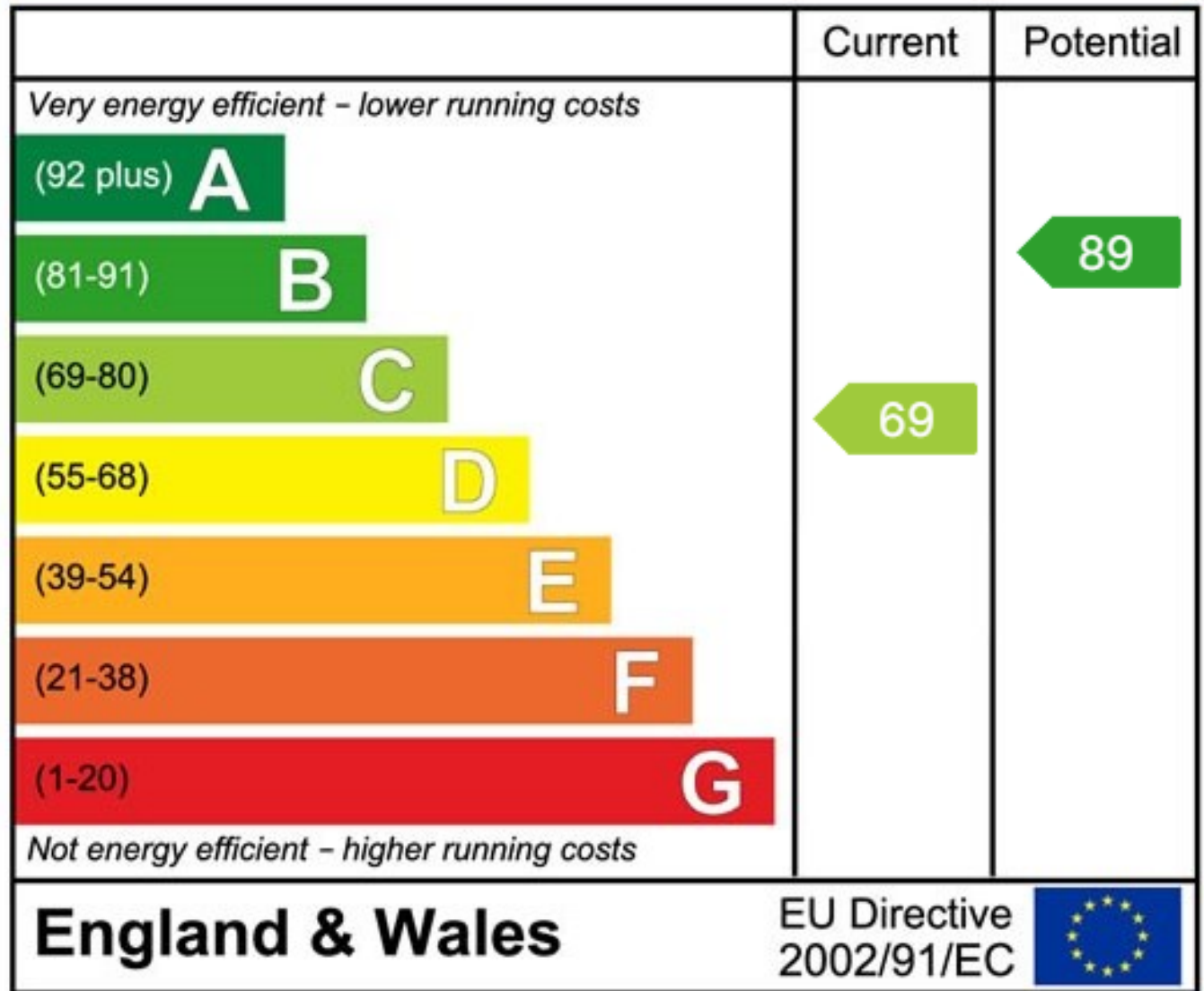
## Property Information

We believe the property to be Freehold, with all mains services connected. Excellent fast WiFi. Council Tax Band D.

## Directions

From our office, proceed to the top of Upper Frog Street and turn left. At the junction turn left again and continue until the road bears right at the memorial gardens. Take the left fork into Trafalgar Road where number April Cottage will be found on the right hand side about half way along the road.

# Energy Efficiency Rating



## Energy performance certificate (EPC)

April Cottage 25 Trafalgar Road TENBY SA70 7DW	Energy rating	Valid until: 27 May 2034
	<b>C</b>	Certificate number: 4434-6425-4300-0158-8222

Property type

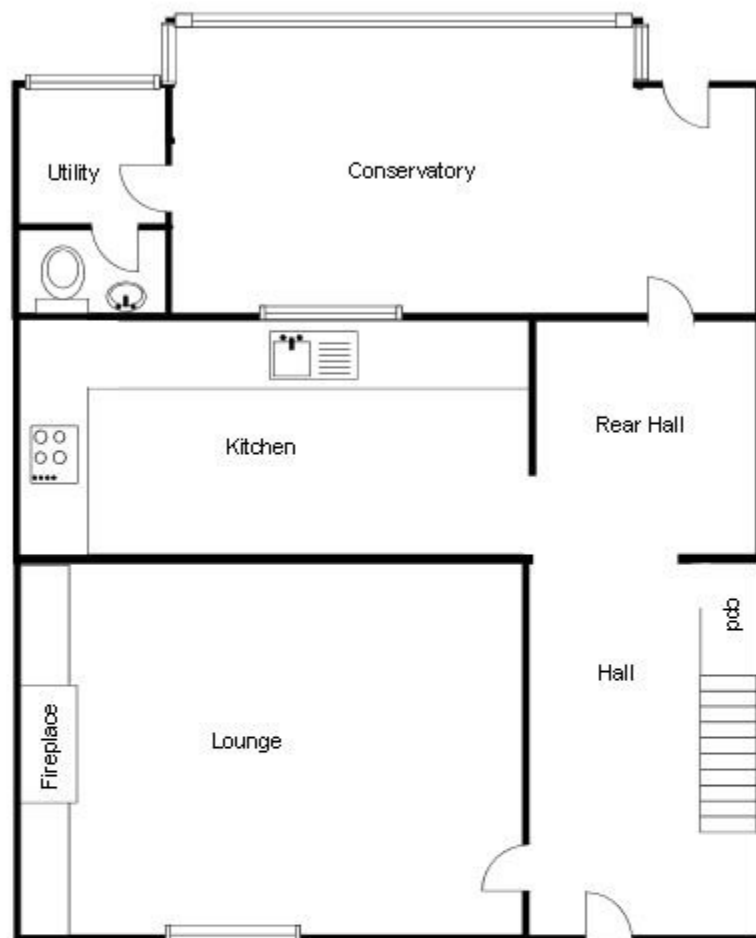
Mid-terrace house

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Ground Floor  
For illustrative purposes only, not to scale.

First Floor  
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