



Llain-Y-Delyn, 1 Rosemount Gardens, Tenby

PRICE REDUCED TO SELL Offers In Region Of £305,000

www.chandlerrogers.co.uk

Llain-Y-Delyn, 1 Rosemount Gardens, Tenby





THE PROPERTY

Llain Y Delyn, 1 Rosemount Gardens is a spacious end of terrace Townhouse situated within easy walking distance of the centre of Tenby and it's beautiful sandy beaches. The well appointed accommodation is arranged over three storeys, and comprises Entrance Hall, Cloakroom, Sun Room, and Bedroom 4/ Study on the Ground Floor. On the First Floor are Kitchen, Dining Room and Lounge, with a sunny balcony to both front and rear enjoying lovely rural and distant sea views. The Second Floor accommodation offers Three further Bedrooms and a Family Bathroom. The property benefits from an integral garage and a tarmac driveway which provides ample off road parking. At the front is a low maintenance garden with gated side access to the rear walled garden which has a paved patio and raised borders containing a variety of plants and shrubs. A wonderful family home or investment, viewing is highly recommended.



Entrance Hall

Enter via frosted pane uPVC door into L shape Hallway. Stairs to First Floor landing with large cupboard under. Double doors to built in storage cupboard. Door to large closet housing Glow Worm gas combi boiler. Doors to various rooms. Integral door to garage.

Cloakroom

Frosted window to front. Fitted with matching suite comprising wash hand basin in vanity and WC.



Bedroom 4/Study

2.84m x 2.79m (9'4" x 9'2")

Window to rear with views of the rear garden. Fitted shower enclosure with fold-out doors.

Sun Room

4.17m x 1.27m (13'8" x 4'2")

Window to rear. Glass panel door giving access to the rear garden. Tiled floor.

First Floor Landing

Doors to various rooms. Stairs to Second Floor Landing. Internal frosted window to Dining Room.

Kitchen

3.51m x 2.11m (11'6" x 6'11")

Window to front. Fitted with a range of wall and base units with matching worktop. 1.5 bowl stainless steel sink with mixer tap and drainer. Space and connection for dual fuel cooker with extractor over and upright fridge and freezer. Part tiled walls. Vinyl flooring.

Dining Room

3.53m x 2.79m (11'7" x 9'2")

Window and glazed uPVC door to front giving access to balcony. Ample space for family size dining table and chairs.

Front Balcony

Tiled floor and metal railings.

Lounge

4.67m x 3.86m (15'4" x 12'8")

Sliding doors to front giving access to the Balcony. Gas fire in fireplace with solid wood mantle and stone hearth. Enjoying distant sea views.

Balcony

Metal railings and tiled floor. Enjoying rural and distant sea views.

Second Floor Landing

Built-in storage cupboard housing the hot water cylinder. Doors to various rooms. Access to loft.





Master Bedroom

4.39m x 3.43m (14'5" x 11'3")

Window to front. Fitted bedroom furniture.

Bathroom

Frosted pane window to front. Fitted with WC, pedestal wash hand basin and bath with mixer shower and fold-out shower screen. Tiled walls and floor. Inset lighting. Chrome heated towel rail.

Bedroom 3

3.81m x 2.72m (12'6" x 8'11")

Window to rear with views towards the sea. Fitted wardrobes.



Bedroom 3

2.87m x 2.21m (9'5" x 7'3")

Window to rear with views towards the sea.

Garage

5.97m x 2.57m (19'7" x 8'5")

Up and over door to front. Electricity connected. Window to side. Space and plumbing for washing machine. Space and connection for tumble dryer and fridge freezer.

Externally

The property benefits from a garage and tarmac and gravelled drive which provides ample off road parking. At the front is a low maintenance garden with gated side access to the rear walled garden which has a paved patio and raised borders containing a variety of plants and shrubs.



Property Information

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

Council Tax Band F.

Directions

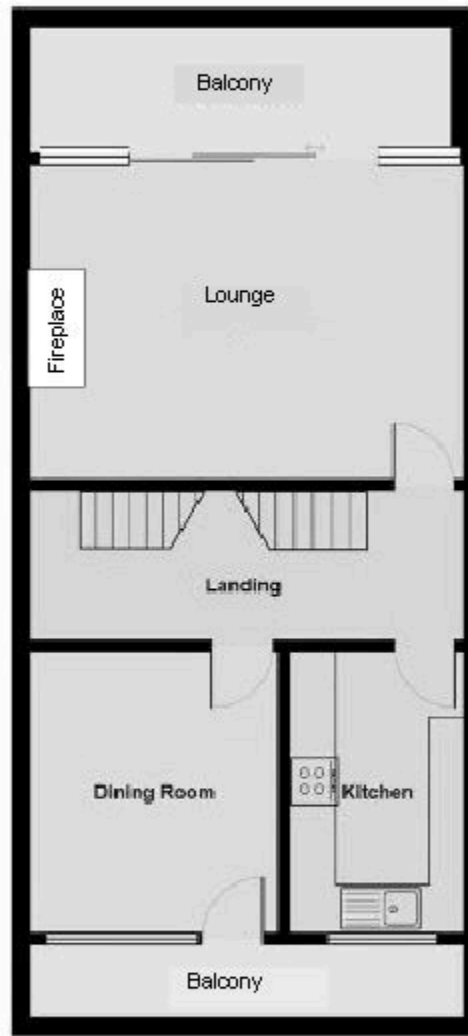
From our office proceed to the top of Upper Frog Street and turn left. At the junction turn right and follow the road down to the mini roundabout. Turn right and continue around the bend taking the first left turn into Heywood Lane. Rosemount Gardens is the first turning on the left hand side.



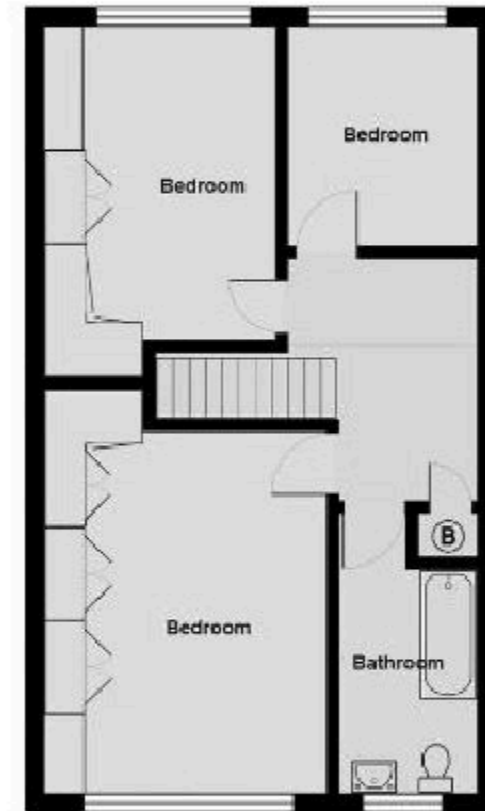
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		



Ground Floor
For illustrative purposes only, not to scale.



First Floor
For illustrative purposes only, not to scale.



Second Floor
For illustrative purposes only, not to scale.