



Penlan, 4 Harding Villas, Tenby

Offers In Region Of £410,000

www.chandlerrogers.co.uk

Penlan, 4 Harding Villas, Tenby





THE PROPERTY

Penlan is a deceptively spacious semi-detached house within walking distance of the lovely sandy beaches, working harbour and amenities available in this popular resort. The beautifully presented accommodation retains many charming original period features including fireplaces, timber floors, and ornate coving, and comprises Entrance Hall, Lounge, Sitting Room, Inner Hall, Cloakroom, Dining Room and Kitchen on the Ground Floor, and Three Double Bedrooms - the Master having an En-Suite Shower Room and a Dressing Area, and Family Bathroom. The property has a sunny low maintenance courtyard gardens to the front and side. Currently a popular holiday letting property, Penlan would also make a superb family home lovely due to its generous size and great central location. Viewing is essential.

ENTRANCE HALL

Enter via original frosted pane hardwood door. Vintage mosaic floor tiles. Stairs to First Floor with cupboard under. Doors to various rooms.



LOUNGE

4.88m x 3.35m (16'0" x 11'0")

Large bay window to front letting in lots of natural light. Stripped and stained timber floorboards. Original decorative fireplace with mantle and tiled hearth, and alcoves each side. Decorative coving.



SITTING ROOM

3.99m x 0.84m (13'1" x 2'9")

Window to rear. Original decorative fireplace housing log burning stove with slate hearth. Alcoves with fitted shelving to either side of the chimney breast. Ornate coving. Stripped and stained timber floorboards.

INNER HALL

Door to Cloakroom. Frosted pane uPVC door to side giving access to rear. Archway to dining area. Door to built-in cupboard housing wall mounted Ideal gas combi boiler.

CLOAKROOM

Fitted with matching suite comprising WC and compact wash hand basin. Part tiled walls. Tiled floor.



Dining Room

3.73m x 2.77m (12'3" x 9'1")

Window to side. Ample space for family size dining suite. Opening to Kitchen. Vinyl flooring.

KITCHEN

3.1m x 2.74m (10'2" x 9'0")

Two windows to rear. Fitted with a range of wall and base units with matching worktop. Space and connection for dual fuel cooker with extractor over, upright fridge freezer, dishwasher, and washing machine. Inset 1.5 stainless steel sink and drainer with mixer tap over. Part tiled walls. Vinyl flooring.

FIRST FLOOR LANDING

Split level with Bathroom and Bedroom 3 to rear and Bedrooms 1 and 2 to the front. Windows to either side. Built-in storage cupboard.



MASTER BEDROOM

3.45m x 2.87m (11'4" x 9'5")

Window to front. Opening to Dressing Area. Stripped and stained timber floorboards

DRESSING AREA

2.08m x 1.96m (6'10" x 6'5")

Fitted wardrobes. Heated towel rail. Window to front.

EN-SUITE

Fitted with mains shower in glazed enclosure, WC and wash hand basin in vanity unit with illuminated mirror above. Tiled walls and vinyl flooring. Extractor.





BEDROOM 2

3.99m x 2.95m (13'1" x 9'8")

Window to rear. Stripped and stained timber floorboards.

BATHROOM

Two frosted windows to side. Furnished with matching suite comprising pedestal wash hand basin, WC and bath with electric shower over. Heated towel rail. Built-in airing cupboard. Part tiled walls. Vinyl flooring.

BEDROOM 3

3.15m x 2.77m (10'4" x 9'1")

Window to side. Stripped and stained timber floorboards.



EXTERNALLY

The property is approached over a low maintenance sunny front courtyard enclosed by stone walls and wrought iron railings. A further courtyard garden at the side provides a lovely spot for outside dining. Resident's permit parking is available at the front.

PROPERTY INFORMATION

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

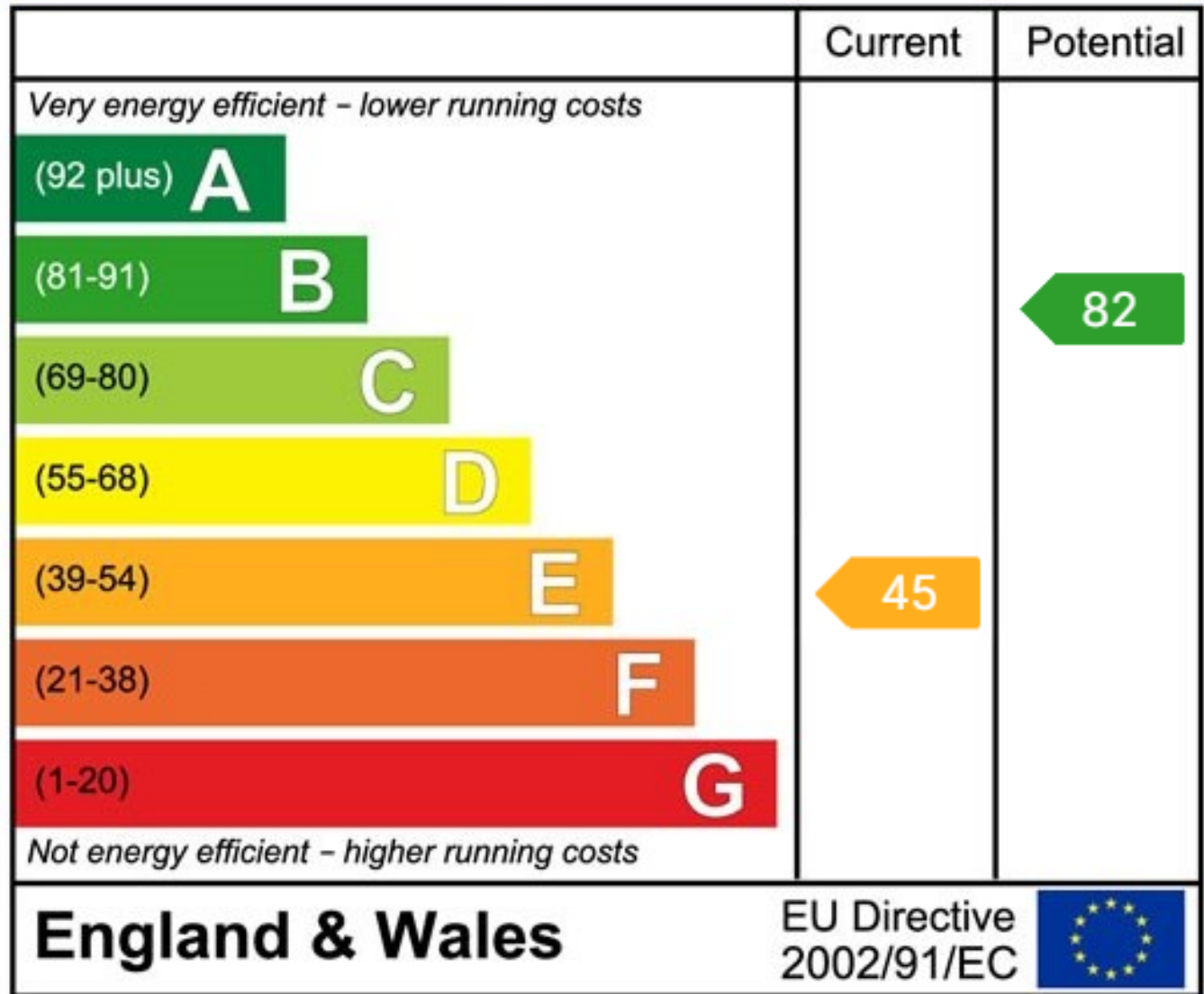
Council tax Band F.

DIRECTIONS

From our office proceed to the top of Upper Frog Street and turn left. At the crossroads proceed straight across into Warren Street. Take the first right turn into Harding Street and follow the road around where Penlan will be seen on the right hand side.



Energy Efficiency Rating



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		

