



Glan Morfa, St John's Croft, Tenby

Offers In Region Of £360,000

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Glan Morfa, St John's Croft, Tenby





THE PROPERTY

Chandler Rogers are delighted to present this charming Four Bedroom, One Bathroom Semi-Detached Victorian house in a popular area of Tenby. Glanmorfa also benefits from an off road parking space at the top of the garden which is accessed from Greenhill Road, plus residents' permit parking available at the front on St John's Hill. The property also has gardens to the front and rear. With views of the The Green and the railway viaduct the property enjoys a perfect location, within a short walk from the walled Town of Tenby and it's famous beaches and working harbour, and amenities including schools of all levels, supermarket, boutiques, shops and restaurants.

Conservatory

3.71m x 2.18m (12'2" x 7'2")

The property is accessed via a good sized dwarf wall Conservatory with a uPVC frame and polycarbonate roof. Glazed door to the front and window to all sides. Hardwood glazed door to the Inner Hall. Wooden flooring.



Inner Hall

Stairs to First Floor. Doors to the Lounge and Kitchen/Dining Room.



Lounge

4.65m x 3.33m (15'3" x 10'11")

A bright and spacious Lounge with a timber framed sash bay window the front. A charming gas fire with a polished stone surround and hearth, and a hardwood mantle. With a wooden floor and alcoves containing useful built-in cupboard storage.

Kitchen/Dining Room

The original house has been extended here to add a wonderful contemporary open-plan family space whilst retaining charming original features.

Dining Area

4.32m x 3.1m (14'2" x 10'2")

Double aspect with sash windows to the side and rear. The dining area features an attractive log burner in an inglenook fireplace, with built in cupboards either side. Door to a large under stairs cupboard. Opening onto the Kitchen area.



Kitchen

4.85m x 3.12m (15'11" x 10'3")

Full height window and frosted pane uPVC door to the side. Fitted with a range of wall and base units with matching oak worktops. Space and connection for a dual fuel cooker with extractor over, washing machine and dishwasher. Inset Belfast sink with mixer tap over. Cupboard housing wall mounted Worcester gas combi boiler. Part tiled walls and wooden flooring.

First Floor Landing

Sash window to the side. Doors to all rooms. Stairs to Second Floor.

Bedroom 1

4.44m x 3m (14'7" x 9'10")

Sash window to the rear. Original cast iron fireplace.



Bedroom 2

3.33m x 2.44m (10'11" x 8'0")

Sash window to the rear. Original cast iron fireplace.

Bedroom 3

3.33m x 2.18m (10'11" x 7'2")

Double aspect with sash windows to the front and the side.

Bathroom

Frosted sash window to the rear. Fitted with matching suite comprising pedestal wash hand basin and WC, and bath with mains shower over. Fully tiled walls and floor. Heated towel rail.





Second Floor Landing

Doors to Bedroom 4 and a large storage cupboard.

Bedroom 4

4.34m x 4.22m (14'3" x 13'10")max (L shape room with stair bulkhead)

A lovely loft bedroom with a Velux to the rear.

Externally

The property is approached over a low maintenance front garden, which features shingled and paved seating areas, with mature trees, shrubs and plants. A paved pathway leads up by the side of the house to a tiered garden with a further seating area, allowing you to follow the sun as it moves overhead throughout the day. Glanmorfa also benefits from an off road parking space at the top of the garden which is accessed from Greenhill Road, plus residents' permit parking available at the front on St John's Hill. There are also two brick built



Property Details

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

Council Tax Band E.

Directions

From our offices proceed North on Upper Frog Street, Take the right turn at the top of Upper Frog Street onto White Lion Street and then right onto the Norton. Take the next turning onto St Johns Hill, the property will be found towards the bottom of the road on the left hand side.

Energy Efficiency Rating

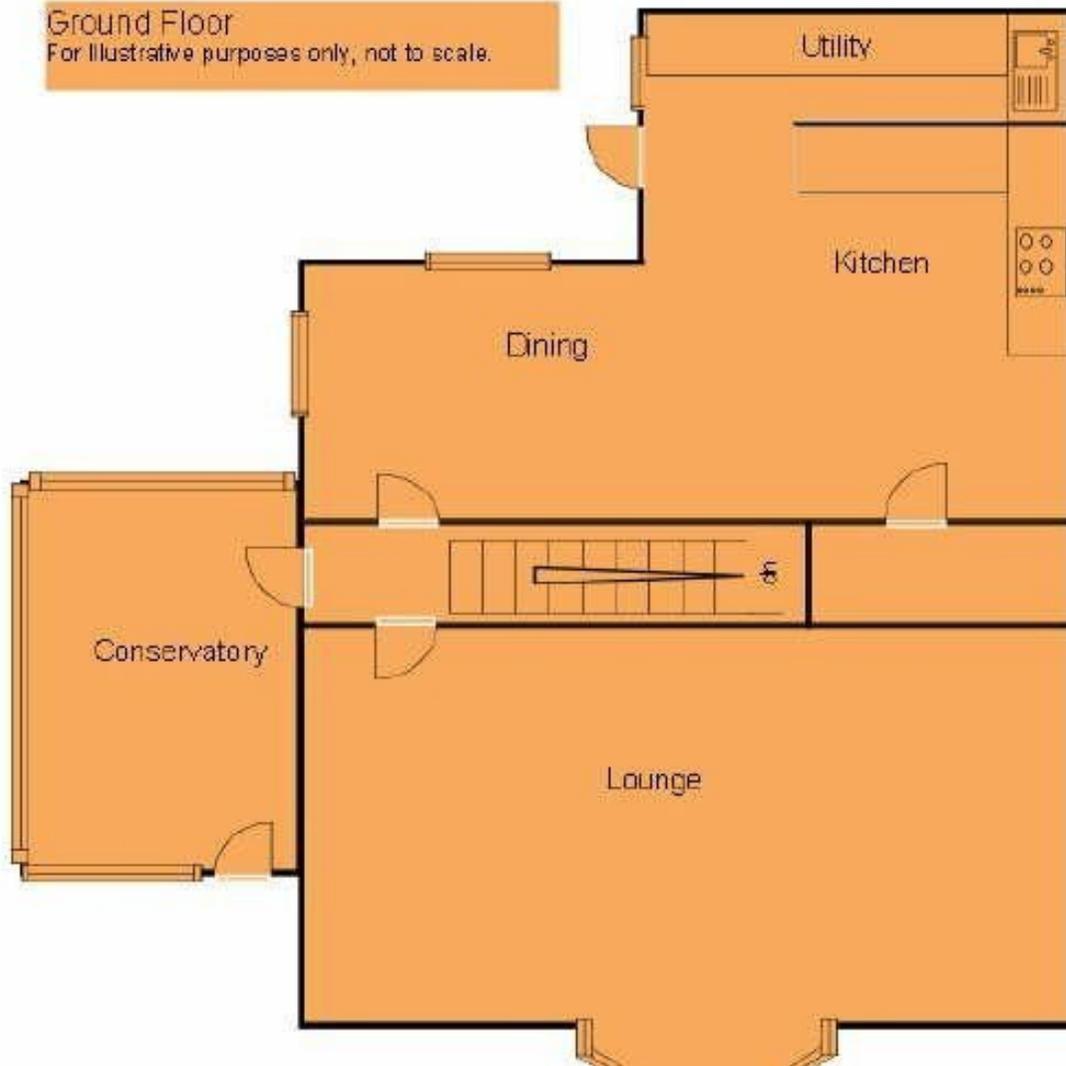
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating

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



Ground Floor
For illustrative purposes only, not to scale.



Second Floor
For illustrative purposes only, not to scale.



First Floor
For illustrative purposes only, not to scale.

