



73 Upper Hill Park, Tenby

Offers In Region Of £335,000

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CHANDLER ROGERS
ESTATE AGENTS

73 Upper Hill Park, Tenby





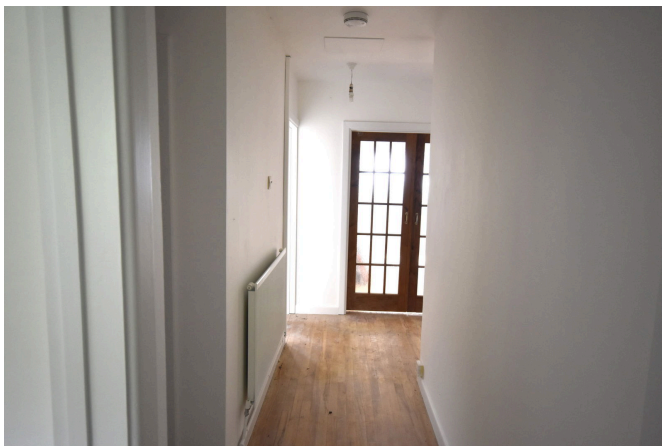
The Property

This detached bungalow occupies a position in the sought after residential location of Upper Hill Park, on the outskirts of Tenby, which benefits from panoramic sea and coastal views towards Caldey Island and Giltar Point. In need of some modernisation, the property comprises Entrance Hall, Kitchen, Lounge/Dining Room, Hall, Three Bedrooms and a Bathroom. Occupying a spacious sunny plot, the front of the property has a tarmac drive providing off road parking for five to six cars, and which gives access to a single car garage. There are good sized gardens to the front and rear that are mostly laid to lawn. The property benefits from gas fired central heating and double glazing. Conveniently located to reach schools of all levels, the town centre, beaches and many amenities Tenby offers. The property would make an ideal family home, or as an investment.

Porch

3.61m x 1.73m (11'10" x 5'8")

Enter the property through the wooden front door up a small flight of steps to the spacious porch with a large frosted window to the side and a small window to the rear. With a glazed door to the Hallway and a concrete floor.



Hallway

4.54m x 3.57m (14'10" x 11'8")

With a set of timber framed glazed double doors to the Lounge. A timber framed glazed door to the Dining Room. Doors to the Three Bedrooms, the Bathroom and a large



Lounge

5.94m x 3.3m (19'5" x 10'9")

Part of a u-shaped configuration with the Dining Room. With a large window to the front with spectacular sea views across Caldey Island and Giltar Point. A gas fire with a brick surround. Wooden flooring.

Dining Room

5.94m x 2.66m (19'5" x 8'8")

Part of a u-shaped configuration with the Lounge with a large window to the front and another window to the side enjoying beautiful sea and coastal views. Door to a large cupboard. Timber framed glazed door to the Kitchen. Timber framed glazed door to the Hallway. Wooden flooring.

Kitchen

2.62m x 2.44m (8'7" x 8'0")

With a window to the front and a window to the rear, again enjoying an ever-changing sea vista.



Bedroom 1

2.98m x 2.53m (9'9" x 8'3")

Double Bedroom with a window to the side. Wooden flooring.

Bedroom 2

2.6m x 3.06m (8'6" x 10'0")

Double Bedroom with a window to the rear. Wooden flooring. Large internal cupboard with cupboard over.

Bedroom 3

2.92m x 3.18m (9'6" x 10'5")

Double Bedroom with a window to the rear. Wooden flooring. Large internal cupboard with cupboard over.



Bathroom

1.97m x 1.67m (6'5" x 5'5")

With a frosted window to the rear. A walk-in level access shower. A heated towel rail. Partly tiled walls. Anti-slip flooring. Matching WC and pedestal wash hand basin.

Externally

The property benefits from a brick built out building with plumbing in situ, and a detached single garage. Occupying a very spacious sunny plot, with a lawned area at the front and a large tarmac driveway with ample parking for 5-6 cars. At the rear of the property there is a large enclosed private garden split into 2 distinct areas and a greenhouse. Mostly laid to lawn with a range of mature shrubs and trees, the position of the garden enjoys the evening sun.

Directions

From our office head NW on Upper Frog Street towards Bank Lane. Turn right onto White Lion





Property Information

We understand that the property is Leasehold, approximately 940 years remain on a 999 year lease.

No service charge.

Ground rent £18 per annum.

All mains utilities connected.

The property sits within Council Tax Band E.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) A		
(81-91) B		83
(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.