



Walleston Cottage, 6 Park Road, Tenby

PRICE REDUCED Offers In Region Of £349,950

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THE PROPERTY

Walleston Cottage is a charming Mid-Terrace House located within a short walk to the town centre and wonderful beaches that Tenby is famed for. Beautifully presented throughout, the deceptively spacious accommodation comprises: Porch, Living Room, Lounge/ Dining Room, Kitchen, Cloakroom, Three Double Bedrooms; the Master with En Suite shower facilities and Family Bathroom, with the added benefit of uPVC double glazing and gas fired central heating throughout. Externally to the front is a walled courtyard garden, setting the property back from the pavement and at the rear, an enclosed low maintenance garden with a timber deck and a glazed timber summerhouse. A wonderful family home or investment, viewing is highly recommended.

Porch

Enter through uPVC glazed door in to Porch. Glazed uPVC door to Living Room.



Living Room

4.1m x 3.6m (13'5" x 11'9")

Window to front. Opening to Kitchen. Door to Lounge/Dining Room. Stairs to First Floor. Oak flooring.



Kitchen

4.2m x 3.4m (13'9" x 11'1") max

Window and French doors to rear leading to the garden. Fitted with a range of wall and base units with matching oak worktop. Inset 1.5 composite sink and drainer with mixer tap over. Integral appliances comprising five ring gas hob and extractor over, eye level electric oven and grill, fridge, two freezers, dishwasher, and washing machine. Part tiled walls. Oak flooring.

Cloakroom

Fitted with matching suite comprising WC and wash hand basin, Part tiled walls. Oak flooring.

Lounge/Dining Room

8.6m x 3.3m (28'2" x 10'9")

Window to front. Glazed French doors with full height sidelites to rear leading to the garden. Ample room for large family size dining set and lounge suite. Oak flooring.



First Floor Landing

Porthole window to rear. Doors to all rooms.

Master Bedroom

4.4m x 3.6m (14'5" x 11'9")

A generous Double Bedroom with striking vaulted ceilings with exposed oak beams. Window to front. Fitted with matching suite comprising WC, pedestal wash hand basin and mains shower in glazed enclosure.

Bedroom 2

4.5m x 3.3m (14'9" x 10'9")

A generous Double Bedroom with striking vaulted ceilings with exposed oak beams. Window to front.



Bedroom 3

4.8m x 3.3m (15'8" x 10'9")

Another good sized Double Bedroom with window to rear, and fitted bedroom suite with integral wash hand basin.

Bathroom

Window to rear. Fitted with matching suite comprising WC, pedestal wash hand basin, corner bath, and mains shower in separate frosted glazed enclosure. Part tiled walls. Tiled floor.

Externally

The property is approached from the front over a small courtyard garden enclosed by a low stone wall. At the rear is a low maintenance garden with an elevated timber deck, and a large glazed timber summerhouse with power connected, ideal for use as a home gym or craft room. Residents' permit parking is available at the front.





Property Information

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

Council Tax Band F.

Directions

From our office in Tenby, continue onto South Parade and follow the one-way system along Upper Park Road and down onto Lower Park Road. Walleston Cottage will be found on the left, shortly after the junction to Edward St and Penally Road.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	58	
(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.

