



16 Clareston Road, Tenby

PRICE REDUCED Offers In Region Of £380,000

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THE PROPERTY

We are delighted to present this recently refurbished immaculately presented Three Bedroom end terraced house. Located in a sought after location within a few hundred yards of Tenby's North Beach and historic town walls, it offers a tasteful mix of cosy cottage and contemporary style. The beautifully presented accommodation comprises of Entrance Porch, Living Room, Lounge/Dining Room and Kitchen on the ground floor, and Three Bedrooms and Family Bathroom on the first floor. To the front is a sunny south facing walled courtyard which offers a lovely space for sitting out and enjoying the sunshine. At the side is an additional small enclosed courtyard, with steps leading up to a large elevated decked area which has ample space for al fresco dining and relaxing. A new heating and plumbing system has been installed within the last four years along with electrics and new windows. The property also benefits from residents permit parking and is a stones throw from amenities such as supermarket, post office and regular bus and train services This attractive house is currently an established holiday let, and would make an ideal investment property or a stunning family home.

Porch

Enter through timber door into pitched roof Porch. Shuttered window to front. uPVC door with frosted glass pane to Hall. Tiled floor.



Living Room

3.28m x 3.96m (10'9" x 12'11")

Shuttered window to front overlooking courtyard. Fireplace with wooden surround and mantle and stone hearth. with built in shelving to each side. LVT herringbone flooring.

Lounge/Dining Room

5.41m x 3.68m (17'8" x 12'0")

Shuttered windows to rear and window to side. Ample space for family size dining suite. Doors to two built in cupboards. Fireplace with wooden surround and mantle and tiled hearth. LVT herringbone flooring.

Kitchen

3.1m x 2.03m (10'2" x 6'7")

Shuttered window to side. uPVC door with frosted pane to side giving access to courtyard garden. Fitted with a range of wall and base units with matching worktop. Inset 1.5 stainless steel sink and drainer with mixer tap over.



First Floor Landing

Doors to various rooms. Loft hatch. Ventilation system.

Bedroom 1

3.78m x 3.38m (12'4" x 11'1")

Double aspect with shuttered windows to front and side.

Bedroom 2

3.71m x 2.62m (12'2" x 8'7")

Shuttered window to rear. Doors to built in double wardrobe with cupboards above.



Bedroom 3

2.64m x 1.85m (8'7" x 6'0")

Shuttered window to side and rear.

Family Bathroom

3.2m x 1.96m (10'5" x 6'5")

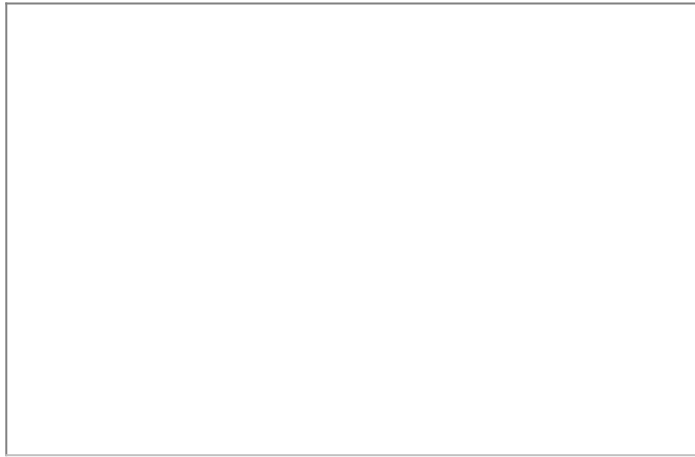
Shuttered frosted window to side. Fitted with matching suite comprising WC and wash hand basin in vanity. P shape bath with mixer shower over. Fully tiled walls and floors. Heated towel rail, cupboard housing new Worcester gas combi boiler.

Externally

To the front of the property is a south facing paved courtyard, enclosed with low stone walls and painted iron railings, a lovely spot to sit and enjoy the sun and watch the world go by. A paved patio at the side is accessed from the Kitchen.

Steps lead up from the rear to a raised timber deck which offers ample space for al fresco





Property Information


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

Council Tax Band E.

Directions

From our office in Upper Frog Street proceed to the top of the road and turn left. At the crossroads continue straight over. Follow the road for about 30 yards and turn left into Penally Road. The property will be found on the corner of Penally Road and Clareston Road.

Energy Efficiency Rating

	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales		EU Directive 2002/91/EC 

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	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		

