



Hillgrove, Greenhill Rd, Tenby

PRICE REDUCED Offers In Region Of £329,950

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THE PROPERTY

Chandler Rogers is delighted to market this impressive semi-detached Three Bedroom period property, in a sought after location just outside the historic walls of Tenby. Well maintained and beautifully presented throughout retaining many original features, the ground floor accommodation comprises Porch with original quarry tiled floor, Hallway, bright Lounge with large bay window to the front, a large Kitchen/Dining Room, and a separate Utility Room. A lovely staircase winds upwards to the First Floor where you will find comprises Three good sized Double Bedrooms, a Family Bathroom and a separate WC. Externally, the front of the house is set back from the road with a charming courtyard area, with access via the side of the property to the rear. There is coveted off-road parking for two cars at the rear accessed by a lane to the left of the property. The house benefits from gas central heating and uPVC double glazing, and the whole roof has been replaced recently. The sizeable garden is positioned to get the most from the afternoon and evening sun, and includes a patio, decked area, grassed area and a brick built shed. Hillgrove is perfectly located within a five to ten minute walk to the beaches, shops, restaurant, schools, supermarkets, doctors surgery and vets. With no upward chain, this property would make a fantastic family home or investment, and viewing is essential to appreciate it's beautiful period features and wonderful qualities.



Porch

Enter the property through a uPVC wood



Lounge

4.55m x 3.18m (14'11" x 10'5")

A generous sized bright and airy room with a large bay window to the front. Fireplace with tiled surround and hearth, flanked by two alcoves.

Kitchen/Dining Room

5.55m x 2.3m (18'2" x 7'6")

With a window to the rear and ample space for family sized dining suite.

Kitchen

Window and glazed door to the Utility Room. With a range of matching wall and base units, integrated oven and 4-ring gas hob, with extractor over, integrated under the counter fridge. A stainless steel sink and drainer with taps. Strip lighting, a tiled floor and partly tiled walls.



Utility Room

3.09m x 1.99m (10'1" x 6'6")

A large utility room, with space and connection for a washing machine and tumble dryer. Ample room for Fridge freezer and dishwasher, if desired. Windows to side and the rear, semi-glazed door to the patio area.

Staircase

A gorgeous curved staircase with a large window to the side leads to the first floor landing

Landing

With attractive hardwood doors to all bedrooms and the Bathroom and WC. Loft hatch.



Bedroom 1

4.54m x 3.15m (14'10" x 10'4")

Double bedroom with a large bay window to the front. Fitted cupboards in alcoves.

Bedroom 2

3.44m x 3.44m (11'3" x 11'3")

Double bedroom with a window to the rear.

Bedroom 3

2.41m x 2.03m (7'10" x 6'7")

Window to the front.





Bathroom

U-shaped bathroom with a frosted window to the side. Pedestal wash hand basin and bath with electric mains shower over. Vinyl flooring, partly tiled walls.

WC

Window to the side. WC. Vinyl flooring. Partly tiled walls.

Externally

An attractive frontage with a dwarf wall and stone steps up to the front door. A small patio area to the side with a gate to the back garden and driveway.

Along the lane to the side of the property access to the private driveway providing space for 2 cars. The back garden comprises a patio area, perfect for al fresco dining, a small decked area and a low maintenance grassed area. A useful brick built shed provides storage for garden equipment. The garden benefits from a good



Property Details

We are advised that the property is Freehold and fully mains connected. The property sits within Council Tax Band E.

Directions

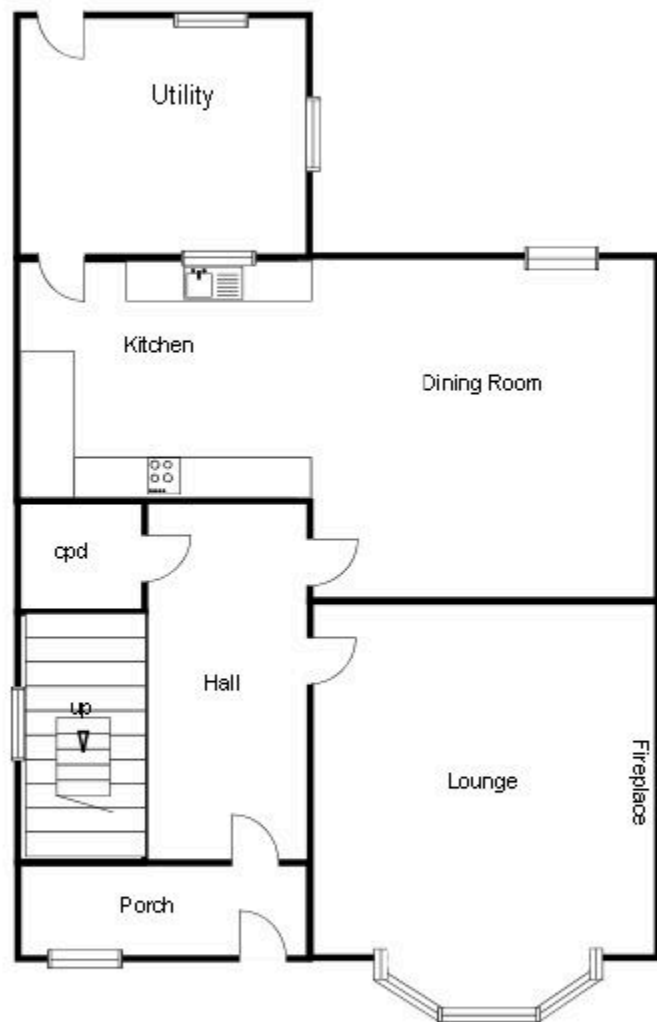
From our offices proceed North on Upper Frog Street. Take a left turn onto White Lion Street. Take a right turn onto Rocky Park and onto Greenhill Road. Hillgrove is the third house from the direction of the Viaduct, with the access lane to the left of the property.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		





Ground Floor
For illustrative purposes only, not to scale.

First Floor
For illustrative purposes only, not to scale.

