



The Lavenders, Retreat Rd, Penally

PRICE REDUCED Offers In Region Of £549,950

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THE PROPERTY

Chandler Rogers are delighted to present this attractive four-bedroom detached property in the charming picturesque coastal village of Penally, occupying an elevated position less than a mile to the beach and Pembrokeshire Coast Path. A tastefully decorated, attractive split-level property is entered via a flight of external steps. Comprising three bedrooms, bathroom and WC on the ground floor. A bright and airy lounge, stylish kitchen/dining room and a utility room on the first floor, with the master bedroom and ensuite on the top floor with views across to Tenby. There's also a games room complete with table tennis. The tiered back garden has a range of mature flower beds and steps connecting the two patio areas, which are perfect for a BBQ or al fresco drinks in the evening. A charming veranda to the front of the house also has a paved area and seating. Ample off road parking. The property is currently run as a very successful holiday let and would make a great investment or a family home.



Penally is a charming village with a choice of pubs and restaurants. Situated on the Pembrokeshire Coast Path, with Tenby Golf Club and Trefloyne Golf Course nearby. The popular seaside town of Tenby with its beautiful beaches, range of historic sites and popular attractions, and many boutique shops and fine dining restaurants is a short drive away.

ENTRANCE HALL

Enter via uPVC door to hall with laminate flooring and stairs up to first floor. Doors to



LOUNGE

4.83m x 4.55m (15'10" x 14'11")

Bay window to front with window seat from where the lovely views over Tenby, the Golf Course and the sea can be enjoyed. Fireplace housing gas coal effect fire. Window to side.

KITCHEN/DINING ROOM

4.6m x 4.55m (15'1" x 14'11")

The kitchen is fitted with base and wall units, built-in oven with ceramic hob and extractor, 1.5 bowl stainless steel sink. Space for fridge and freezer. Window to rear and one to side. Space for dining table and chairs. Door to utility.

UTILITY

2.31m x 2.18m (7'6" x 7'1")

Space for washing machine and upright fridge/freezer. Gas boiler. Door to rear garden.



SECOND LANDING

MASTER BEDROOM

5.84m x 4.7m (19'1" x 15'5")

Two dormer windows to front with views. Velux window to rear. Walk-in wardrobe with fitted radiator. Door to ensuite bathroom.

ENSUITE BATHROOM

3.33m x 2.67m (10'11" x 8'9")

Fitted with glazed corner shower enclosure, bath, WC and pedestal wash hand basin. Velux window to rear. Chrome ladder radiator. Laminate flooring. Part tiled walls.



GROUND FLOOR

FAMILY SHOWER ROOM

Furnished with shower enclosure, WC and pedestal wash hand basin. Half tiled walls. Laminate flooring. Window to front.

BEDROOM 2

3m x 2.79m (9'10" x 9'1")

Window to front.





WC

Fitted with wash hand basin and WC.

BEDROOM 3

3.51m x 3.45m (11'6" x 11'3")

Window to rear.

BEDROOM 4

3.51m x 3.51m (11'6" x 11'6")

Window to rear.



EXTERNALLY

The property is approached over a paved driveway which provides ample parking and leads to the integral garage. To the rear is an elevated garden with patio area and mature borders with shrubs and flowers.

GARAGE/TABLE TENNIS ROOM

6.12m x 4.6m (20'0" x 15'1")

Accessed via stairs down from the entrance hall. Part-glazed timber double doors gives access from the driveway. Power connected.

DIRECTIONS

Leave Tenby on the Marsh Road and head towards Lydstep. Take the first right turn to Penally, opposite the Filling Station, and continue into the village. The property will be found on the immediate right hand side at the entrance to Retreat Road.



PROPERTY INFORMATION

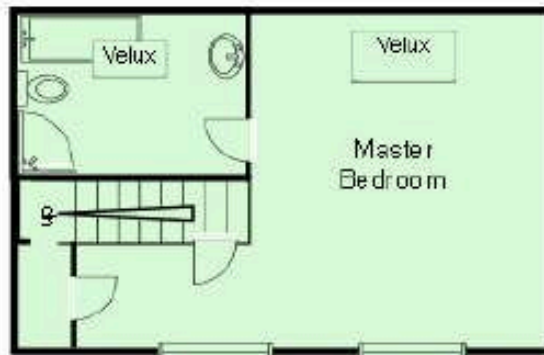
We understand the property to be freehold with all mains utilities connected. The property sits within council tax band TBC. EER TBC.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	78
(55-68) D		
(39-54) E		
(21-38) F		

Ground Floor

For illustrative purposes only, not to scale.



Upper Floor

For illustrative purposes only, not to scale.

First Floor

For illustrative purposes only, not to scale.

