



9 Park Terrace, Tenby

Fixed Price £395,500

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CHANDLER ROGERS  
ESTATE AGENTS



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## THE PROPERTY

Chandler Rogers are delighted to present this immaculately presented mid-terraced house in a much sought after, peaceful, location. It is a short walk to the centre of Tenby and offers deceptively spacious accommodation comprising Entrance Porch, Entrance Hall, Lounge, modern open-plan Dining Room, Kitchen, Sun Room with tri-fold glazed doors to the rear garden, Shower Room and Four Bedrooms - two of which are ensuite. Recently updated with a neutral palette, the property benefits from many modern features, whilst retaining it's period character, such as the high ceilings, giving a feeling of space. At the rear is an enclosed composite decked patio area which benefits from the afternoon sun well into the evening. Tenby is a popular resort with lovely sandy beaches, shops, amenities and a working harbour from where trips can be taken in the summer to Caldey Island and around the coast. Residents permit parking on street. The property would make a lovely family home or investment. Viewing is highly recommended. No upward chain.



## Porch

Enter the property through a composite security door into the quarry tiled porch. Semi glazed timber door with a specially commissioned stained glass window above, making quite the statement entrance.

## Hallway

Enter through the semi-glazed timber door







## Lounge

4.5m x 3.76m (14'9" x 12'4")

Lovely bright lounge with a window to the front. Open fireplace with ornate tiled hearth and timber mantle housing multi fuel burner. Alcoves to either side of fireplace. Solid Oak flooring.

## Open-plan Dining/Kitchen/Sunroom (Breakfast Room)

Open-plan but distinct areas. Contemporary, stylish and functional.

## Dining Room

3.73m x 3.68m (12'2" x 12'0")

Archway to kitchen and sun room. Solid Oak flooring. Space for family size dining table and chairs. Modern upright radiator.



## Kitchen

3.1m x 2.41m (10.1'1" x 7'11")

Fitted with a range of stylish wall and base units with matching worktop. 1.5 bowl stainless steel sink and drainer with mixer tap. Hotpoint Range oven with 5 ring gas hob. Integral fridge and freezer. Integral dishwasher. Space and plumbing for washer/drier. Window to rear. Timber floor. Inset lighting. Open style counter into sun room. Combi boiler serving radiators in each room.

## Sunroom/Breakfast Room

3.58m x 2.95m (11'8" x 9'8")

Off the kitchen is a cosy sunroom giving access to the rear garden via tri-fold glazed doors, bringing the outside in. With oak flooring and modern upright radiators this is a perfect spot to unwind and enjoy the evening sun.

## Split Level Landing

Doors to shower room and all bedrooms.



## Shower Room

1.78m x 1.73m (5'10" x 5'8")

Frosted window to the rear. Square corner fully glazed mains connected waterfall shower. Modern vanity unit sink and matching close couple WC, set at an angle. Fully tiled floors and walls in a contemporary design. Heated towel rail.

## Master Bedroom

3.76m x 3.76m (12'4" x 12'4")

Window to rear. Door to ensuite bathroom. Timber floor. Italian manufactured built to order furniture.

## Ensuite Bathroom

Steps down from bedroom to this stunning ensuite bathroom with large waterfall mains shower, freestanding oval shaped bath and modern Japanese WC and matching vanity wash hand basin with tiled splashback. Frosted pane window to rear. Tiled flooring. Part tiled walls.





### Bedroom 3

2.74m x 1.88m (8'11" x 6'2")

Window to front. Solid Oak Floor.

### Bedroom 2

3.73m x 3.58m (12'2" x 11'8")

Large bay window to front. Oak flooring.

### Staircase

Staircase to Loft room with large under stairs storage cupboard.



### Attic Room

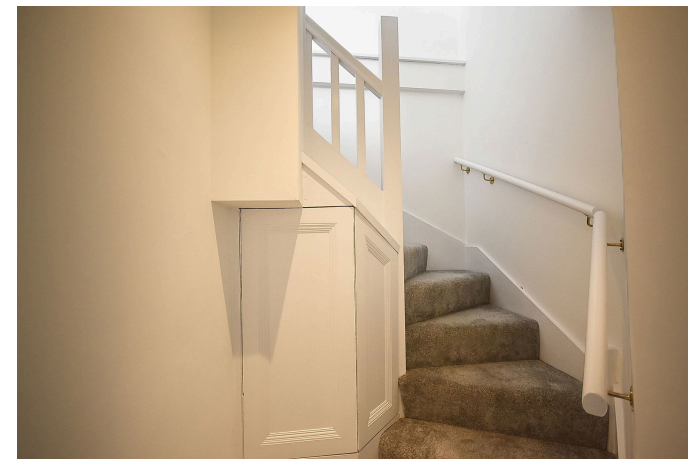
With a window to the rear and Velux to the front. Door to ensuite shower room.

### Ensuite shower room

Fitted with shower, WC and wash hand basin in vanity unit. Vinyl flooring. Velux window to front. Inset lighting. Tiled floor and walls.

### Externally

The property benefits from a good sized enclosed decked area at the rear which is accessed via the tri-fold doors off the sunroom, which proves a perfect spot for a glass of something cold, al fresco dining or simply relaxing with a good book. The position of the garden allows for the afternoon and evening sun.



### Property Information

We understand the property is freehold with all mains utilities connected. Gas combi-boiler central heating and hot water. The property sits within council tax band E.

### Directions

From our office proceed to the top of Upper Frog Street and turn left. Continue straight over the crossroads into Warren Street. Follow the road for approximately 100 yards and turn left into Penally Road. At the junction cross straight over into Edward Street and continue on this road until you reach Park Terrace. The property will be found after a short distance on the right hand side.

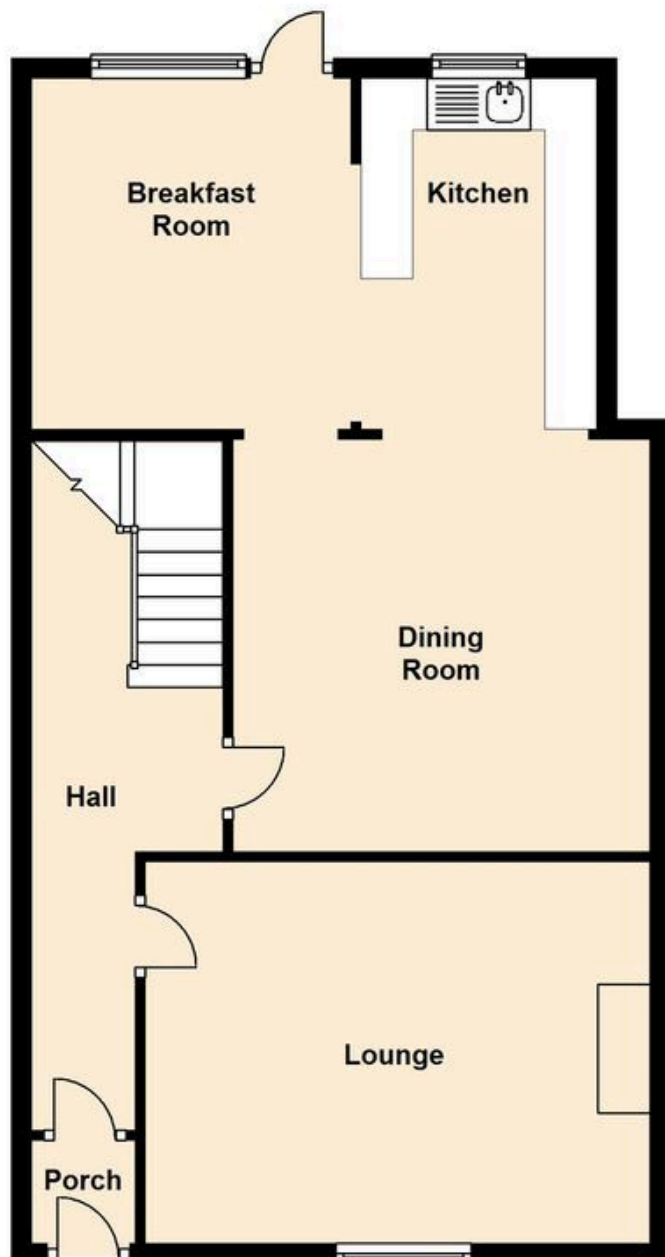




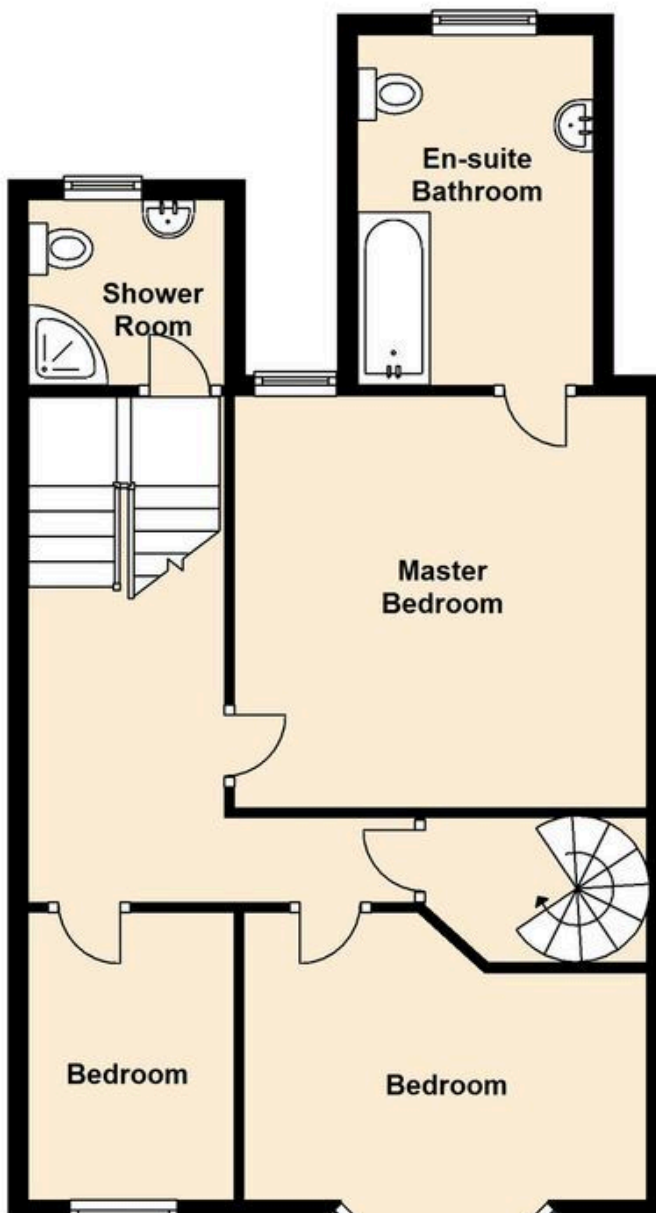
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

Ground Floor



First Floor



Second Floor

