



Fairfield, Greenhill Road, Tenby

Offers In Region Of £327,000

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Fairfield, Greenhill Road, Tenby







## THE PROPERTY

Chandler Rogers are very pleased to present this beautiful well loved terraced family home in the heart of Tenby, just a short stroll to the beautiful beaches, shops, eateries and bars. Briefly comprising of 2 reception rooms and a kitchen to the ground floor, 3 bedrooms, family bathroom and WC to the first floor. Retaining much of its original character, including wooden floorboards throughout and a quarry tiled kitchen, the property would only require sympathetic modernisation to really enhance its character and charm. Externally, the front of the property set back from the road, with a courtyard area, the rear garden offers a nice sunny space perfect for those summer evening BBQ's. Mainly laid to lawn, the property also benefits from a patio area, a brick shed, green house, storage cupboard and a large single garage.

## GROUND FLOOR

### PORCH

Enter the property though a uPVC door into the porch featuring attractive original Victorian floor tiles, surrounding dado rail, door to hallway.









## ENTRANCE HALL

Enter through a glazed timber door, doors to lounge, dining room and kitchen. Access to the first floor via lovely original Victorian staircase.

## LOUNGE

4.29m x 3.87m (14'0" x 12'8")

Enter through glazed timber door, light and airy due to the lovely large bay window to the front of the property, gas coal effect fire with mahogany and marble surround, alcoves to both sides, picture rail.

## DINING ROOM

3.8m x 3.6m (12'5" x 11'9")

Window to the rear of the property, space and connection for gas fire, storage cupboard, glass shelved alcove.

## KITCHEN

Two windows to the rear of the property, range of wall and base units with matching worktop, stainless steel sink with mixer tap, space and connection for washing machine, cooker and fridge freezer, glazed storage cupboard, quarry tiled flooring, fully tiled walls, under the stairs storage cupboard and external door leading to the back garden.

## FIRST FLOOR

### FIRST FLOOR LANDING

Doors to all bedrooms, bathroom and WC. Access to loft, large cupboard housing Vaillant combi boiler.

## BATHROOM

Window to the rear, wash hand basin with pillar taps with wall mounted mirrored cabinet above, bath with electric shower over, pull up cupboard for storage, fully tiled walls and vinyl floor.

## WC

Window to the rear, WC, fully tiled walls and vinyl floor.

## BEDROOM 1

4.36m x 3.09m (14'3" x 10'1")

Good sized double bedroom with large bay window to the front of the property, storage cupboard.





## BEDROOM 2

3.27m x 3.23m (10'8" x 10'7")

Good sized double bedroom, window to the rear, storage cupboard.

## BEDROOM 3

3.12m x 1.89m (10'2" x 6'2")

Single Bedroom, window to the front, storage cupboard.

## EXTERNALLY

The front of the property is approached by a small courtyard area with floral borders closed off by a dwarf wall and iron railings and set back from the road. To the rear enjoy a nice sunny space, perfect for those summer evening BBQ's. Mainly laid to lawn with a patio area, a brick shed providing storage for garden equipment, a green house, storage cupboard and the property further benefits from a large single garage.



## SINGLE GARAGE

4.9m x 3.03m (16'0" x 9'11")

Good sized single garage located at the back of the property and accessed via a lane from the main road, up and over garage door.



## PROPERTY INFORMATION

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

## DIRECTIONS

From our office 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, pass the school and the property will be found on the right, as indicated by our For Sale board.

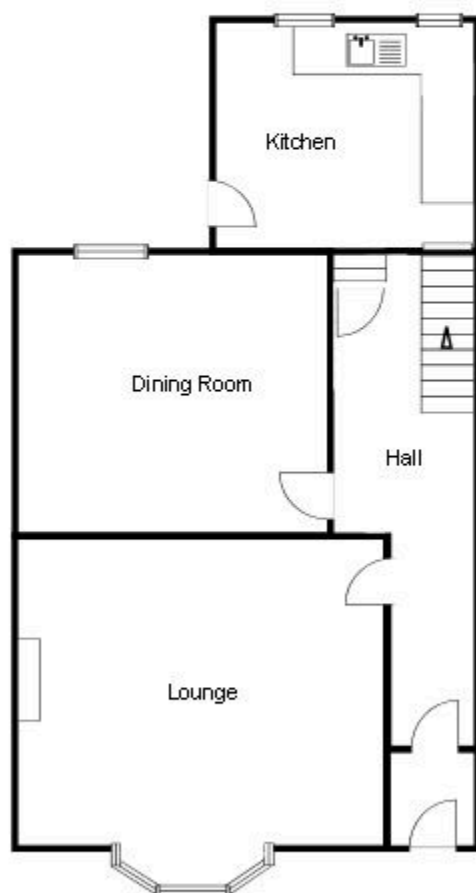




Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		

### Ground Floor

For illustrative purposes only, not to scale.



### First Floor

For illustrative purposes only, not to scale.

