



Sliverleys, Heywood Lane, Tenby

£375,000

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The Property

Situated on the corner of Heywood Lane and Serpentine Road, this Semi-Detached House is conveniently located for local schools and the beaches and town centre, which are within a short distance. The accommodation has been completely renovated by the current owner over the last year to include new double glazed uPVC windows, doors, soffits, fascias and rainwater goods, and newly rendered with low maintenance silicone render, and also benefits from sophisticated design and decor internally along with gas central heating. Comprising Porch, Lounge, Dining Room, Kitchen, Rear Hall, Utility with WC, Three Bedrooms, the Master having a Balcony with distant sea views, and a Family Bathroom. Ample off road parking is provided on the rear driveway. There are gardens to the front and side with lawns, hedges and mature plants and flowering shrubs enclosed by walled boundaries, and a paved area at the side accessed from the Dining Room provides a great spot for al fresco dining and relaxing. An ideal family home; early viewing is ESSENTIAL.



Porch

Glazed uPVC door with frosted panes and sidelites into Porch. Windows to each side. Original hardwood glazed door with stained glass detail to Hall. Tiled floor.

Hall

Window to side. Doors to various rooms. Staircase to First Floor with cupboard under.



Lounge

4.25m x 4.23m (13'11" x 13'10")

Window to front. Electric fireplace with polished stone hearth and surround and wooden mantel. LVT flooring.

Dining Room

3.4m x 3.2m (11'1" x 10'5")

uPVC doors to rear. Electric fireplace with wooden mantel and tiled surround. LVT flooring. Ample space for family sized dining suite.

Kitchen

Window to side and two windows to the other. Door to Rear Hall. Fitted with a range of wall and base units with matching worktop. Integral appliances comprising four ring electric hob with extractor over, eye level electric oven and grill, fridge, freezer and dishwasher. 1.5 composite sink and drainer with mixer tap over. Part tiled walls. LVT flooring.



Rear Hall

Glazed uPVC door to the side leading to the seating area and driveway beyond. Door to Utility/WC. LVT flooring.

Utility/WC

Windows to rear and both side. Fitted with matching suite comprising WC and wash hand basin in vanity unit. Space and connection for washing machine and tumble dryer. Wall mounted Worcester gas combi boiler. Water resistant panelling to the walls. Vinyl flooring.

First Floor Landing

Picture window to side. Doors to all rooms. Loft hatch.



Master Bedroom

4.34m x 4.32m (14'2" x 14'2")

Window to the front. Glazed uPVC door to the side leading to the Balcony. Laminate flooring.

Balcony

A sunny balcony with room for a bistro dining set; the perfect spot to sit with morning coffee and enjoy the distant sea views towards Caldey Island.

Bedroom 2

3.67m x 3.38m (12'0" x 11'1")

Window to rear.





Bedroom 3

2.17m x 2.16m (7'1" x 7'1")

Window to front.



Property Information

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

Council Tax Band E.



Bathroom

Frosted window to the side. Fitted with matching suite comprising WC, pedestal wash hand basin, corner bathtub and mains shower in separate glazed enclosure. Fully tiled walls and floor

Agent's Note: A completely new contemporary bathroom suite including tiling and flooring is due to be installed over the coming weeks

Directions

From our office proceed to the top of Upper Frog Street and turn left, then right at the junction following the road down to the mini roundabouts. Turn right onto The Green and follow the road up Broadwell Hayes, turning immediate left on the bend into Serpentine Road. Follow the road to the end, Silverleys will be found on the corner of Serpentine Road and Heywood lane, as indicated by our For Sale board.

Externally

The property is approached from the front over a paved path that bisects the front garden, which has a raised shingled bed on one side and a lawn to the other which wraps around the side of the property with hedge boundaries and decorative trees. Ample off road parking for at



| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient – lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | 70 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient – higher running costs | | |



Total area: approx. 163.3 sq. metres (1757.2 sq. feet)