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12 Upper Hill Park
Tenby
SA70 8JE

£249,950

Bungalow
Freehold



A 3-bedroom link-detached bungalow situated in a popular position on the outskirts of Tenby. The property would benefit from modernisation and refurbishment, but offers off road parking, single garage, rear garden, and gas central heating. To the rear is a private enclosed garden with a view across Tenby, out towards Giltar Point in the distance.

Upper Hill Park is a popular quiet residential community, just a short distance from Tenby Town Centre, close to the primary and secondary schools and other local amenities. With several nearby walking routes to Tenby, Penally, and the Coast Path towards Saundersfoot, this bungalow would make an ideal family home.



Regulated by R.I.C.S. Giles Birt, B.Sc., M.R.I.C.S



- **3 Bedroom Link-Detached Bungalow**
 - **Enclosed Rear Garden**
 - **Short Distance to Town Centre**
 - **Popular Location**

- **Driveway**

- **Would Benefit from Modernisation**
 - **Garage with Power Connected**
 - **Gas Central Heating**

Hallway

Enter the property into the hallway, with doors to the living room and kitchen, and a useful storage cupboard.

Living Room/Dining Room

An L-shaped living room/dining area with 2 large windows to the front, gas flame effect fire, and vaulted ceiling.

Kitchen

A bright kitchen with a stable-style door through to dining area (currently blocked by units/worktop below but works as a service hatch), a window to the side, and access to the garden via a uPVC door. The gas combi boiler is in the kitchen.

Inner Hallway

A separate inner hallway leads to the bedrooms and the bathroom, where the loft hatch is also situated.

Bedroom 1

Double bedroom with window to the rear and built in storage cupboard.

Bedroom 2

Double bedroom with window to the rear.

Bedroom 3

A smaller double bedroom with window to the side and built in wardrobe.

Shower room

Shower room with frosted window to the side. Enclosed glazed shower with pedestal wash-hand basin and WC. Partly tiled with shower resistant panelling.

Garage

Single garage with power connected; a window and a door to the rear garden.

Externally

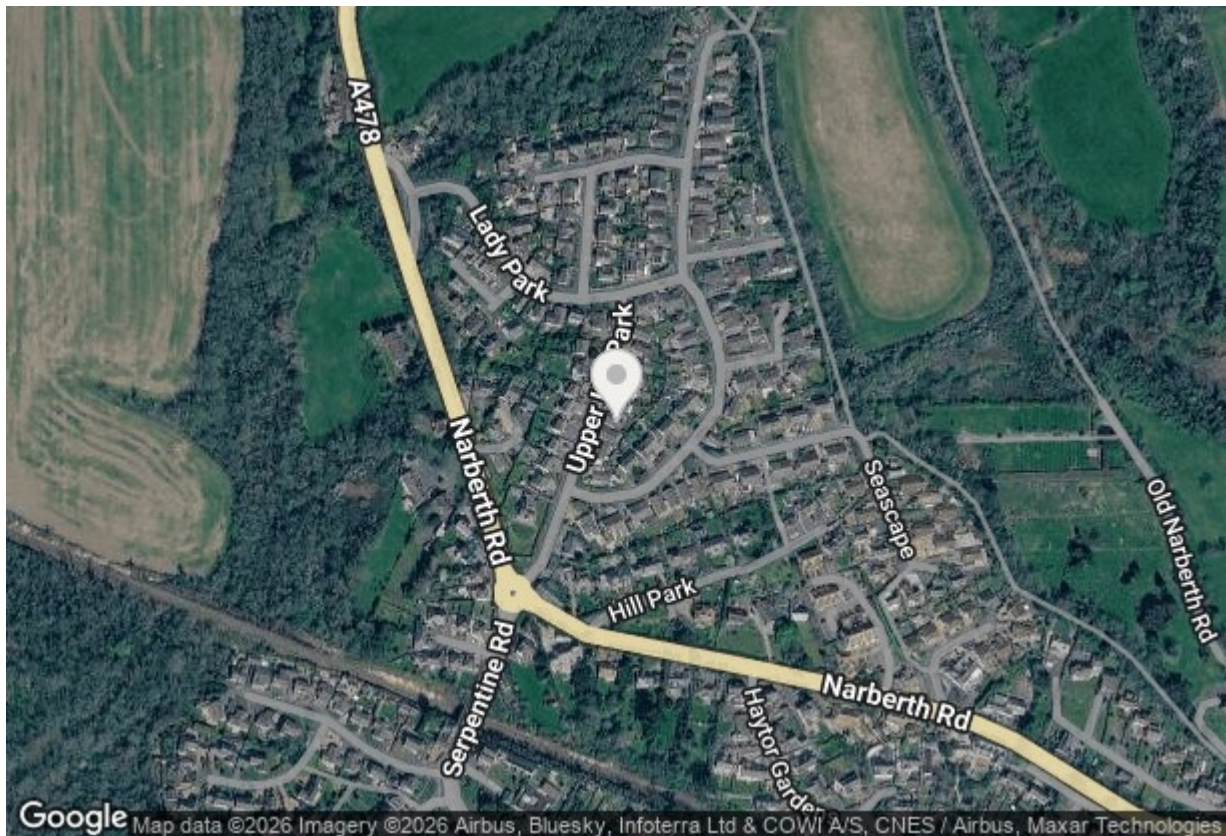
To the front of the property is driveway parking for 2 vehicles and a small front lawn. There is a garden to the rear, accessed from the side of the property (or through the garage), lawned and gently sloping, offering views across Tenby toward Giltar Point.

Please Note:

The Pembrokeshire County Council Tax Band is E.

We are advised that mains gas, electric, water and drainage is connected to the property.

The property is being sold as freehold (the vendors are in the process of purchasing the freehold. It is currently leasehold, with a lease of 999 years from 1964, and £18 annual ground rent which will cease upon purchase of the freehold).



From Narberth Road, turn off the mini roundabout up the hill into Upper Hill Park.
Continue up the hill and no.12 is on the right-hand side.

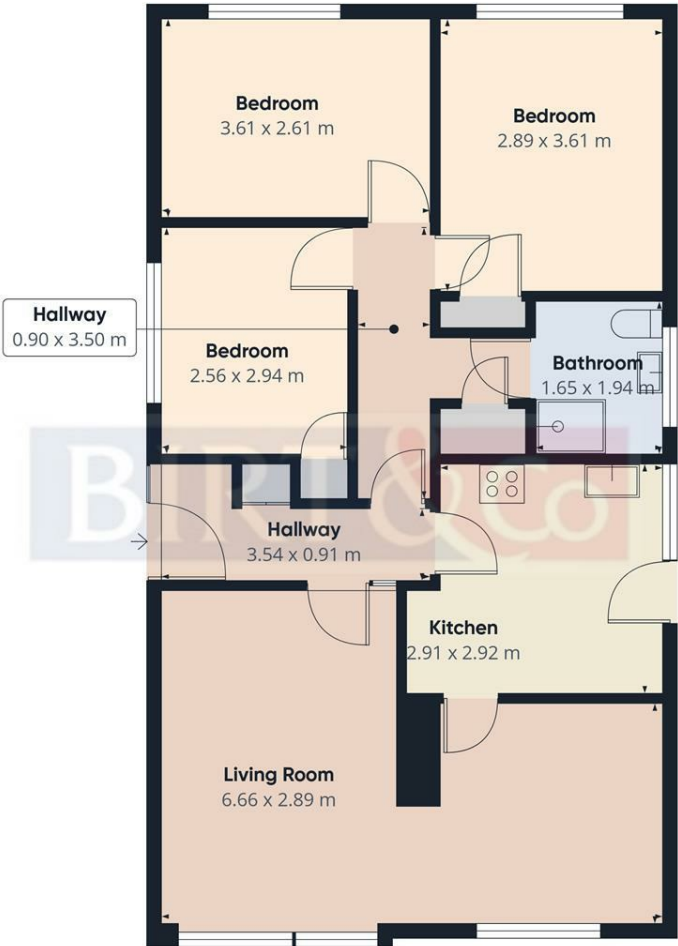
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Floor Plan



Approximate total area⁽¹⁾
73.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

