



5 Queensfield, Tenby
OFFERS IN REGION OF £165,000

- **Mid Terrace House**
- **26' Lounge/Dining Room**
- **3 Bedrooms, Bathroom**
- **Integral Garage Beneath**
- **Garden To Rear**
- **Short Walk To Town**
- **Ideal First Time Purchase/Investment**
- **EER - D**

THE PROPERTY

An excellent opportunity to purchase a mid terrace house with integral garage. The property is in need of modernisation and has "upside down" accommodation comprising Porch, Inner Hall and Bedroom 1 on the ground floor, and a further Two Bedrooms, Lounge/Diner, Kitchen and Bathroom on the first floor. The garage is beneath the property and has an electric up and over door to the front and pedestrian door to side. The garden to the rear has a paved patio and a lawned area. The property, which has lots of potential, is within walking distance of the town centre, beaches, harbour and schools of all levels, and benefits from gas central heating and uPVC double glazing throughout. 5 Queensfield is an ideal first time purchase and would make a lovely family home.

PORCH

Enter through uPVC door with frosted glass panes. Window to garage. Frosted pane hardwood door to inner hall.

INNER HALL

13' 10" x 5' 11" (4.22m x 1.8m)
Stairs to first floor. Door to garage. Door to bedroom 1.



BEDROOM 1

14' 02" x 10' 10" (4.32m x 3.3m)
Large double glazed window to front.



FIRST FLOOR LANDING

Doors to all rooms. Loft hatch.

LOUNGE/DINER

26' 11" x 10' 11" (8.2m x 3.33m)
Double glazed window to front and one to rear.
Space and connection for calor gas fire. Tiled hearth and surround. Sliding door to kitchen.





KITCHEN

9' 05" x 8' 10" (2.87m x 2.69m)

Fitted with wall and base units with matching worktop. Stainless steel sink with drainer. Space and connection for washing machine and under counter fridge. Space for gas hob and oven. Built-in cupboards housing wall mounted Worcester combi boiler. Window and uPVC door to garden.



BEDROOM 2

12' 10" x 8' 00" (3.91m x 2.44m)

Window to front. Built-in wardrobe with cupboard above.



BEDROOM 3

9' 11" x 6' 11" (3.02m x 2.11m)

Window to rear. Built-in wardrobe with cupboard above.



BATHROOM

9' 04" x 6' 00" (2.84m x 1.83m)

Furnished with WC, pedestal wash hand basin and bath with electric shower over. Frosted pane window to front. Vinyl flooring. Part tiled walls. Door to airing cupboard.



GARAGE

17' 10" x 7' 11" (5.44m x 2.41m)

Up and over door to front. Window to porch. Pedestrian door to side. Power connected.

EXTERNALLY

The garden at the rear is enclosed by fence boundaries and has a paved patio and lawned area.



DIRECTIONS

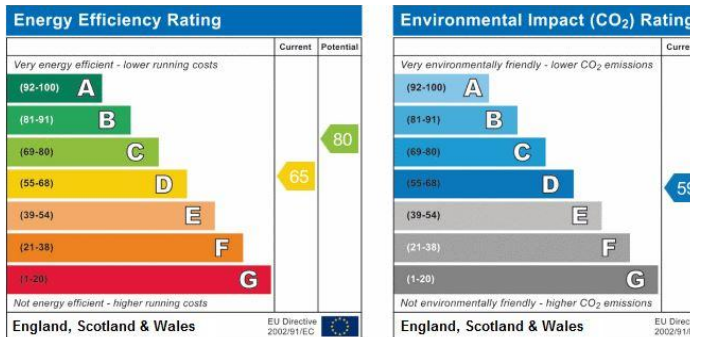
From our office proceed to the top of Upper Frog Street and turn left. At the crossroads turn right and continue down the hill to the mini roundabout. Proceed straight across onto Marsh Road. Queensfield will be found directly after Greenhill School on the right hand side.

FLOOR PLAN



5 Queensfield, TENBY

ENERGY PERFORMANCE GRAPHS



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