



**30 Newell Hill, Tenby**  
**OFFERS IN REGION OF £215,000**

- **Extended Semi Detached House**
- **3 Bedrooms, 1 Bathroom & Suite WC**
- **Low Maintenance Garden**
- **No Local Restrictive Covenants**
- **Easy Walking Distance To Town, Schools & Beaches**
- **Gas Central Heating**
- **Double Glazing**
- **EPC Rating 61**

## THE PROPERTY

This beautifully presented three bedroom semi-detached house is situated on the outskirts of the popular seaside resort town of Tenby. The bright and well appointed accommodation has been extended to the rear and comprises Lounge, Kitchen/Dining Room and Family Bathroom on the Ground Floor, and Three good sized Bedrooms on the First Floor; the Master Bedroom being En Suite. There is a lovely low maintenance garden to the rear and the added advantages of gas fired central heating and double glazing throughout. Newell Hill is approximately three quarters of a mile from Tenby town centre, where the beautiful beaches and working harbour can be reached. The property is also conveniently located to reach Tenby Leisure Centre, the local schools of all levels as well as the garage and shop.

## LOUNGE

17' 4" x 12' 6" (5.28m x 3.81m)

Enter from side through uPVC door. Two large windows to front with views towards town. Stairs to First Floor. Inset flame effect gas fire with tiled surround and hearth. Wall up lights. Laminate flooring. Multi pane timber door to Kitchen/Dining Room.



## REVERSE VIEW



## KITCHEN/DINER

23' 8" x 16' 9" (7.21m x 5.11m)

L shape open plan space. Two windows to side. French doors to rear with windows either side. Door to built in closet. Door to Bathroom. Tiled floor. Inset spot lights.



## KITCHEN

Fitted with a range of wall and base units with matching worktop. Inset stainless steel sink and drainer with mixer tap over. Integral five ring gas hob and electric oven with extractor over. Space and connection for washing machine, tumble dryer, dishwasher and American style fridge freezer. Part tiled walls. Cupboard housing wall mounted Vaillant gas combi boiler.



### DINING AREA

Ample space for family sized dining suite.



### FAMILY BATHROOM

8' 8" x 6' 2" (2.64m x 1.88m)

Frosted window to rear. Fitted with matching suite comprising bath, WC and pedestal wash hand basin. Mains shower in separate glazed enclosure. Part tiled wall. Tiled floor. Inset spot lights.



### FIRST FLOOR LANDING

Window to side. Doors to all rooms.



### MASTER BEDROOM

13' 7" x 9' 8" (4.14m x 2.95m)

Window to front with town and distant sea views. Sliding mirrored doors to built in double wardrobe. Doorway to En Suite.



### ENSUITE

Frosted window to side. Fitted with WC and corner wash hand basin in vanity unit. Part tiled walls.



### BEDROOM 2

10' 3" x 8' 9" (3.12m x 2.67m)  
Window to rear. Door to built in closet. Sliding doors to built in double wardrobe. Loft hatch.



### BEDROOM 3

14' 4" x 9' 8" (4.37m x 2.95m)  
Window to rear.



### EXTRENNALLY

To the rear of the property is a paved low maintenance enclosed garden on three levels with decorative planting and shingle borders, which provides a perfect spot for al fresco dining and socialising. A path to side with gated access leads to the the front, where there is a small lawn with low stone wall boundary.



### REVERSE VIEW



**DIRECTIONS**

From our office in Upper Frog Street - turn left at the top of Upper Frog Street into White Lion Street, turn right at the cross roads and follow the road down to the mini roundabouts, bear left at the first roundabout and straight over the second into Marsh road. Continue along the road for approximately 150 yards turn right into Newell Hill and turn left, No. 30 will be found on the right after a short distance.

## FLOOR PLAN

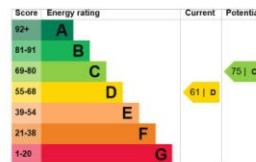


Ground Floor  
For illustrative purposes only, not to scale.



First Floor  
For illustrative purposes only, not to scale.

## ENERGY PERFORMANCE GRAPHS



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