



**3 Park Place, Tenby
OFFERS IN REGION OF £365,000**

- **Spacious Mid Terrace House**
- **3 Bedrooms, 1 Bathroom**
- **2 Reception Rooms**
- **Enclosed Rear Garden**
- **Sought After Location**
- **Easy Walking Distance To Town & Beach**
- **Viewing Highly Recommended**
- **EER - D**

THE PROPERTY

This immaculately presented mid terrace house is perfectly located to reach the town centre, amenities and popular beaches. The property benefits from gas central heating and accommodation arranged over two floors comprising Porch, Inner Hall, Lounge, Dining Room and Kitchen on the ground floor; Family Bathroom and Three Bedrooms on the first floor. . At the rear is an attractive enclosed garden with the perfect place to relax and socialise. There are steps down to a paved courtyard with a brick shed and a lawn with shrub borders. Viewing is essential to fully appreciate what the property has to offer. An ideal family home or investment opportunity.

PORCH

Enter through a uPVC door with frosted panes to Porch. Timber glazed door to Entrance hall

ENTRANCE HALL

Doors to all rooms. Stairs to first floor. Door to under stairs cupboard.

LOUNGE

14' 07" x 9' (4.44m x 2.74m)

Window to front. Space and connection for electric fire.



REVERSE VIEW



DINING ROOM

12' x 9' (3.66m x 2.74m)

Window to rear. Space for family sized dining room table and chairs.



REVERSE VIEW



KITCHEN

18' 01" x 7' 03" (5.51m x 2.21m)

Window to rear. Door to side allowing access to back garden. Four ring electric hob with extractor over. Electric oven. Space and connection for dishwasher and upright fridge freezer. Part tiled walls. Wood effect cupboard housing wall mounted Vaillant boiler.



FIRST FLOOR LANDING

Doors to all rooms. Velux skylight to rear. Loft hatch.

STORE ROOM

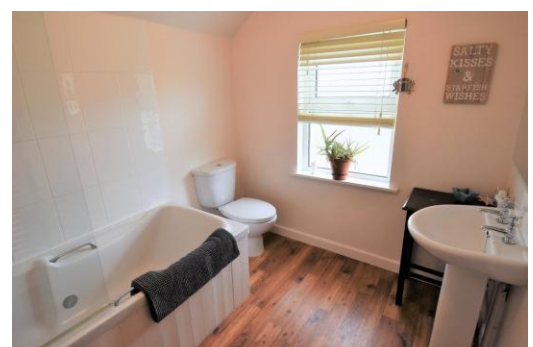
9' 04" x 4' 04" (2.84m x 1.32m)

Two windows to side.

BATHROOM

8' 04" x 7' (2.54m x 2.13m)

Frosted window to rear. Pedestal wash hand basin. Bath with mixer shower over. WC. Part tiled walls and vinyl flooring. Extractor fan.



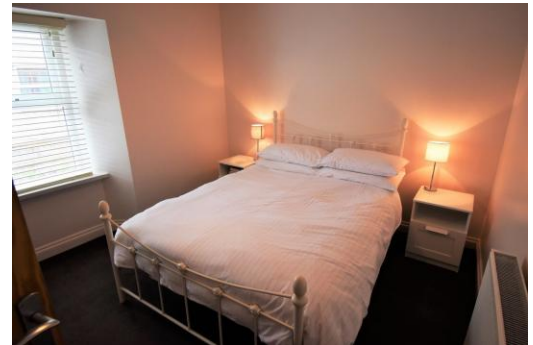
BEDROOM ONE

8' 06" x 6' 07" (2.59m x 2.01m)
Window to front.



BEDROOM TWO

11' 04" x 9' 05" (3.45m x 2.87m)
Window to front



REVERSE VIEW



BEDROOM THREE

12' 01" x 8' 09" (3.68m x 2.67m)
Window to rear



EXTERNALLY

Steps down to paved courtyard. Brick shed. Lawn with shrub borders enclosed by painted rendered walls.



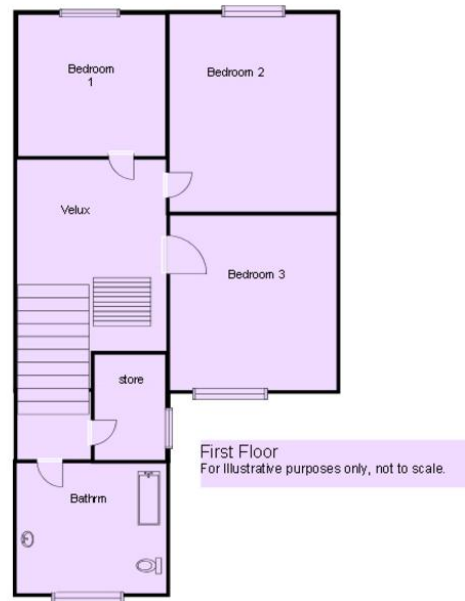
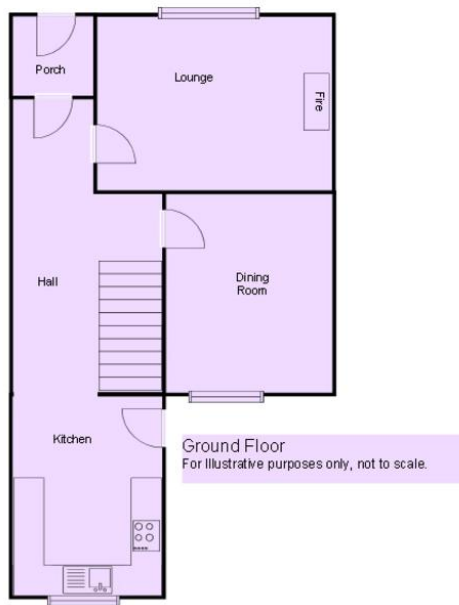
REVERSE VIEW



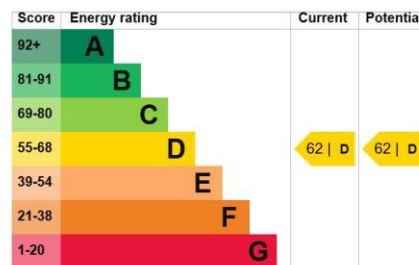
DIRECTIONS

From our office proceed through the Five Arches and turn right. At the junction cross over and take the right fork down past the Memorial Gardens into Park Road. Follow the road past the multi storey car park then take the first left turn into Edward Street. Take the first right turn into Park Place and No 3 will be found after a short distance on the right.

FLOOR PLAN



ENERGY PERFORMANCE GRAPHS



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