



Westbury, 1 Picton Villas, Tenby
FIXED PRICE £600,000

- **Semi Detached Villa**
- **Three Bedrooms**
- **Off Road Parking**
- **Gardens to Front and Rear**
- **Period Property**
- **Sought After Location**
- **Ideal Holiday Let Or Family Home**
- **EER - TBC**

THE PROPERTY

A lovely Semi Detached Villa, with spacious accommodation comprising Lounge, Dining Room, Kitchen, Utility Room and Shower Room on the Ground Floor with a large Cellar below. On the First Floor there are Three Bedrooms, Bathroom and separate WC. There are gardens to the front and the rear. The property which benefits from high ceilings, off road parking, a modern kitchen and gas central heating retains many character features. It also offers huge potential as a superb family home or as a holiday let. Tenby's sandy beaches are a pleasant walk away and local schools, shops and amenities are all close by.

ENTRANCE PORCH

Enter via wooden door into the Entrance Porch. Vinyl flooring. Large wooden door with stained glass panels to Entrance Hall.

ENTRANCE HALL

Stairs to First Floor. Steps down to Dining Room door. Door to Cellar. Doors to Lounge and Shower Room. Window to side.



LOUNGE

15' 10" x 13' 5" (4.844m x 4.108m)
Large Bay window to front. Space and connection for electric fire in stone hearth.



REVERSE VIEW



SHOWER ROOM

9' 0" x 5' 8" (2.748m x 1.742m)
Frosted window to front. Loft hatch. Extractor fan,
Shower cubicle with mixer shower. Pedestal wash
hand basin. WC. Ceramic tiled flooring.



BEROOM FOUR

11' 11" x 11' 8" (3.642m x 3.580m)
Window to rear overlooking courtyard



REVERSE VIEW



COURTYARD



CELLAR

28' 4" x 18' 0" (8.649m x 5.510m) max
Wooden staircase to Cellar. Set of rooms. Windows
to front and rear (below ground level)



REVERSE VIEW



DINING ROOM

12' 0" x 10' 5" (3.675m x 3.183m) into alcoves
Window to side. Ample space for large dining table
and chairs. Vinyl flooring. Sliding door to Kitchen.



REVERSE VIEW



KITCHEN

9' 10" x 9' 9" (3,517m x 2.996m) max
Windows to both sides. Vinyl flooring. Door to Utility Room. Range of base and wall kitchen units with matching worktops. Stainless steel sink and drainer. Large integral fridge freezer. Integral slimline dishwasher. Inset Bosch ceramic hob. Extractor hood. Eye level Bosch electric oven with built in microwave over. Exposed stone feature wall.



REVERSE VIEW



UTILITY ROOM

10' 7" x 6' 2" (3.231m x 1.902m)
Door and window to courtyard. Door and window to rear garden. Slab flooring. Space and connection for washing machine and tumble dryer.

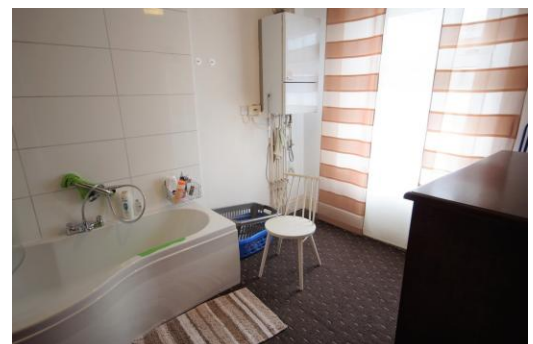


HALF LANDING

Stairs up to bathroom and WC. Stairs up to First Floor. Window to side.

BATHROOM

10' 7" x 8' 2" (3.237m x 2.502m)
Frosted window to side. P shaped bath with mixer shower over. Wall mounted Vaillant gas boiler.



WC

7' 8" x 3' 0" (2.355m x 0.939m)
Frosted window to side. WC. Wash hand basin set
in wall. Loft hatch.



FIRST FLOOR LANDING

Doors to Bedrooms.



BEDROOM ONE

11' 11" x 11' 11" (3.654m x 3.642m)
Window to rear. Wash hand basin.



REVERSE VIEW



BEDROOM TWO

12' 3" x 10' 4" (3.756m x 3.156m)
Two windows to front. Wash hand basin.



REVERSE VIEW



BEDROOM THREE

11' 2" x 7' 6" (3.420m x 2.3m) max
Window to front. Wash hand basin. Loft hatch.



REVERSE VIEW



EXTERNALLY

To the front there is a lawned garden with mature trees and shrubs, bordered by a stone wall and a pathway leading to the side and to the front door. To the rear there is a lawned area and a patio plus a veranda. There is also gated access to the rear lane and off road parking.



FRONT GARDEN



OFF ROAD PARKING



VERANDA



DIRECTIONS

From our office proceed on foot through the Five Arches and turn right. Continue for a few hundred yards then cross the road into Trafalgar Road. After a short distance take the first left turn into Picton Road. Westbury, 1 Picton Villas will be found on the left after a short distance. .

FLOOR PLAN

Awaiting

ENERGY PERFORMANCE GRAPHS

TBC

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.