



## Saltwood House, South Parade, Tenby

**PRICE REDUCED TO SELL**

**OFFERS IN REGION OF £675,000**

- Semi-Detached House
- Three Bedrooms, Bathroom & Cloakroom
- Includes Commercial Space Below
- Rare Opportunity
- In Tenby Town
- Custom Window Shutters
- Private Outside Space with Storage Under
- EPC: Flat - D  
Shop - D

## THE PROPERTY

A rare opportunity to purchase a substantial freehold Semi-Detached House on South Parade in Tenby. The property benefits from a large Three Bedroom Maisonette and also a commercial premises below, currently with a tenant in place running a successful beauty salon. The spacious accommodation comprises of Lounge, Dining Room, Kitchen, Three Bedrooms, Bathroom, Utility Room and Cloakroom. In addition there is also access to a suntrap private patio area with space for outside dining and a large storage area underneath, gas fired central heating and Thomas Sanderson bespoke shutters on the bay windows. The property has views over the town walls towards St Marys church and feels very light and airy. Viewing is highly recommended

## ENTRANCE HALL

Enter via composite door. Stairs to first floor. Frosted glazed wooden door to Entrance Hall. Stairs to half landing.

## HALF LANDING

Doors to Cloakroom and Utility Room

## UTILITY ROOM

Window to rear. Space and connection for washing machine, fridge freezer and tumble dryer.



## CLOAKROOM

Frosted window to side. WC. Wash hand basin.



### FIRST FLOOR LANDING

Stairs to second floor. uPVC door allowing access to patio. Doors to Kitchen, Lounge and Dining Room.



### LOUNGE/ DINING ROOM

Bright airy space with large opening between lounge and dining room. Two full size bay windows with Thomas Sanderson bespoke shutters which allow views over the town wall towards St Marys Church. Lovely high ceilings.



### LOUNGE

16' 08" x 15' 08" (5.08m x 4.78m)  
Gas fire with wooden surround and ceramic hearth.  
Alcove either side of chimney breast.



### LOUNGE REVERSE VIEW



## DINING ROOM

17' 10" x 11' 08" (5.44m x 3.56m)  
Space for large dining table and chairs



## DINING ROOM REVERSE VIEW



## KITCHEN

12' 09" x 11' 07" (3.89m x 3.53m)  
Window to rear. Large kitchen with space for dining table and chairs. Range of base and wall kitchen cupboards with matching work top. Neff eye level double oven. Five ring gas hob with extractor over. 1.5 stainless steel sink and drainer. Integrated fridge. Integrated dish washer. Ceramic tiled flooring and part tiled walls.



## KITCHEN REVERSE VIEW



### **PATIO**

Metal steps lead to a paved patio area which wraps around the rear of the property and gives ample space for outside dining and growing pot plants. Underneath the patio is a large storage area accessed from a back lane behind the property. The boiler is located in the storage area.



### **HALF LANDING**

Door to bathroom.

### **BATHROOM**

10' 07" x 9' 03" (3.23m x 2.82m)

Large Bathroom. Window to rear. Corner bath. Wall hung WC. Wash hand basin.. Walk in large shower with electric shower. Loft hatch. Part ceramic tiled walls and bathroom wooden flooring



### **BATHROOM REVERSE VIEW**



**SECOND FLOOR LANDING**

Window to rear. Loft hatch. Doors to Bedrooms

**MASTER BEDROOM**

12' 11" x 11' 11" (3.94m x 3.63m)

Window to front. Fitted wardrobes. Decorative fireplace.



**REVERSE VIEW**



**WARDROBES**



**BEDROOM TWO**

13' 10" x 12' 10" (4.22m x 3.91m)

Window to rear. Fitted wardrobes





**BEDROOM THREE**

12' 09" x 11' 08" (3.89m x 3.56m)

Window to rear. Decorative fireplace.

**DIRECTIONS**

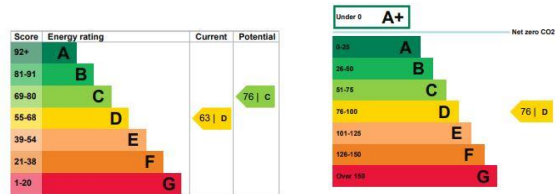
From our office proceed on foot through the Five Arches and turn right onto South Parade. Follow the road for a short distance and Saltwood House will be found on the left hand side, just opposite Tenby's historic town walls.

**FLOOR PLAN**



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using PlanUp.

**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.