



**30 The Clicketts, Tenby
OFFERS OVER £315,000**

- Detached House
- 3 Bedrooms, Cloakroom and Family Bathroom
- Recently Refurbished
- Sun Room, Utility Room, Garage and Off Road Parking
- Perfect Family Home
- Ideal Residential Or Holiday Let
- Close to all Amenities
- Outside Space Front and Rear
- EER - TBC

THE PROPERTY

Located in the popular area of The Clicketts, this detached house is within walking distance of the town centre and beaches and offers accommodation comprising Entrance Hall, Cloakroom, Lounge, Kitchen/Diner, Utility Room and Sun Room on the ground floor. The first floor has Three Bedrooms and Family Bathroom. The property has been recently refurbished in August 2021 and benefits from new kitchen, bathrooms and utility room, Upvc double glazing plus LPG gas central heating which is controlled by a smart thermostat. At the front is a lawn and brick paved driveway which provides off road parking and gives access to the integral garage. To the rear is a paved courtyard with fence boundaries and a raised seating area. The property is close to the local schools and amenities. 30 The Clicketts is an excellent investment and would be ideal as residential home or as a holiday let property.

ENTRANCE HALL

Enter through timber glazed door. Doors to all rooms. Door to large closet. Laminate flooring. Stairs to First Floor.



REVERSE VIEW



CLOAKROOM

Frosted window to front. WC. Wash hand basin. Laminate flooring.



KITCHEN DINER

17' 07" x 10' 06" (5.36m x 3.2m)

Enter via glazed door from Entrance Hall. Doorway to Lounge. Large window to front and frosted window to side. Integral Lamona four ring electric hob with extractor hood over. Built in electric oven. Integral microwave, fridge and freezer. Belfast sink with mixer tap. Range of wall and base kitchen cupboards with matching worktop. Space for family sized dining room table and chairs.



KITCHEN AREA



DINING AREA



LOUNGE

17' 05" x 9' 08" (5.31m x 2.95m)

Sliding door and window to rear. Glazed doors to Entrance Hall and Sun Room. Laminate flooring.





SUN ROOM

12' 06" x 7' 10" (3.81m x 2.39m)

French doors allow access to the rear. Windows to two sides. Timber frame and polycarbonate roof. Door to Utility Room. Laminate flooring.



UTILITY ROOM

9' 11" x 4' 00" (3.02m x 1.22m)

Range of wall and base units with matching worktop. Stainless steel sink and drainer with mixer tap. Window to side. Space and connection for washing machine and tumble dryer. Door to garage. Extractor fan.



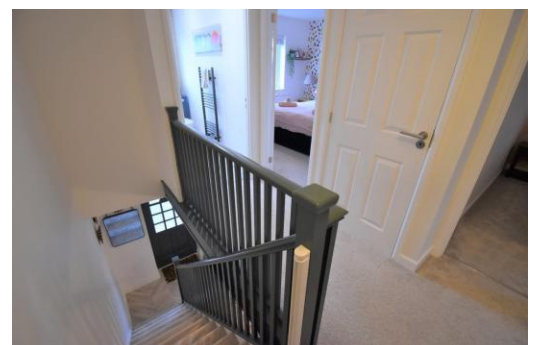
GARAGE

12' 07" x 10' 00" (3.84m x 3.05m)

Window to side. Up and over garage door. Power connected. Wall mounted Worcester boiler.

FIRST FLOOR LANDING

Doors to all rooms. Door to large cupboard. Loft hatch.



BEDROOM ONE

12' 02" x 12' 02" (3.71m x 3.71m)

Window to front. Doors to built in double wardrobes.



REVERSE VIEW



BEDROOM TWO

12' 11" x 9' 06" (3.94m x 2.9m)

Window to rear



BEDROOM THREE

9' 06" x 7' 05" (2.9m x 2.26m)

Window to rear



FAMILY BATHROOM

Bath with waterfall shower over. WC and hand basin in built in vanity unit. Frosted window to front. Heated towel rail. Fully tiled walls and flooring.



EXTERNALLY

A lawn to the front with fence boundaries. Path to side. Brick paved drive leading to integral garage. To the rear there is a paved courtyard with fence boundaries and a raised seating area.



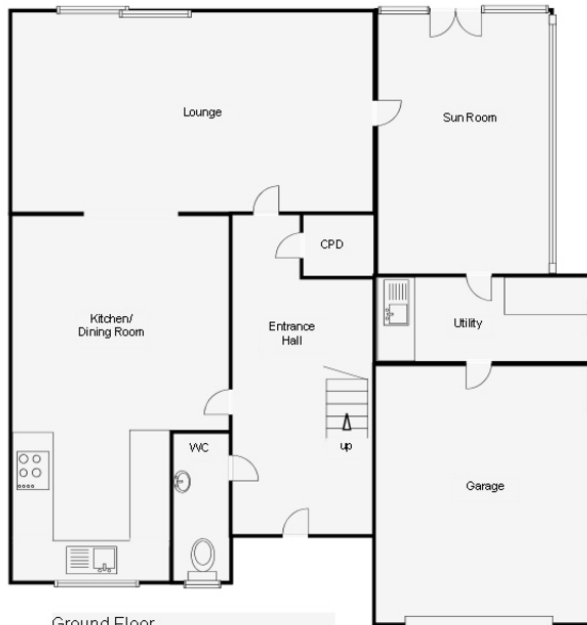
SEATING AREA



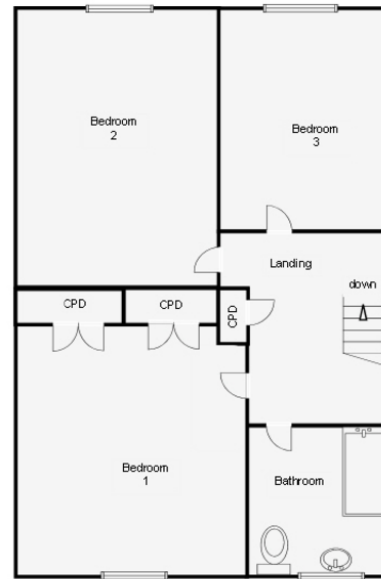
DIRECTIONS

From our office proceed to the top of Upper Frog Street and turn left. At the junction turn right and follow the road down the hill to the mini roundabout. Proceed straight across into Marsh Road and continue to the Leisure Centre. Take the first right turn, then the first right again into The Clicketts, follow the road round to the right and No 30 will be found on the left hand side.

FLOOR PLAN



Ground Floor
For illustrative purposes only, not to scale.



First Floor
For illustrative purposes only, not to scale.

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.