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Picton Road
Tenby
SA70 7DP

£595,000

House - Terraced
Freehold



A spacious and immaculately presented modern townhouse, with the benefit of large integrated garage and garden. This house was built by the current owner approximately 30 years ago and is ideally situated in Tenby town, less than 200m from the seafront.

The property is a rare find, offering large rooms, private garden, and a garage suitable for parking and use as a workshop.

The house is located just outside of the town's centre, which boasts several picturesque beaches, shops, restaurants and has a golf course nearby. The local schools, leisure centre and train station are a short walk away.



Regulated by R.I.C.S. Giles Birt, B.Sc., M.R.I.C.S.

- **Excellent Location**
- **Private Off-Road Parking**
- **Large Rooms**
- **Townhouse Over 3 Floors**

- **Immaculately Presented**
- **Large Garage/Workshop Area**
- **Rear Garden**

Garage / Workshop 33'7" x 19'3" max (10.26 x 5.87 max)

The garage is accessed from Picton Road via an electric roller door. Alternatively, the house's entrance hallway leads into this room.

There is ample room to park a car and extra space for a workshop area.

Within the garage there is a separate shower room, with a mains shower and separate WC with hand basin and small double-glazed window to the rear.

Utility 13'8" x 10'0" max (4.17 x 3.05 max)

To the rear of the garage is a large utility room. The room features a large uPVC window looking out into the garden, double stainless-steel sink with drainer, washing machine, Worcester boiler, central heating radiator and hot-water tank.

Lounge 19'01" x 18'02" max (5.82m x 5.54m max)

The bright and airy lounge features 2 large uPVC double-glazed windows to the rear, with 2 large skylights. The room has oak flooring, electric fireplace, phone and TV points and 5 wall lights.

Kitchen 13'9" x 12'2" (4.19 x 3.71)

The spacious kitchen has a range of floor and wall units housing an integrated double oven and grill, NEFF electric hob with extractor over, dishwasher and stainless-steel sink and drainer, with a TV point.

The bright room boasts a large uPVC double-glazed bay window to the front and has room for a dining table and free-standing fridge/freezer.

Bedroom One 14'0" x 12'7" (4.27 x 3.84)

The spacious main bedroom also features oak flooring, 3 windows to the rear of the property, central heating radiator and a light point.

Bedroom Two 13'8" x 9'1" (4.17 x 2.77)

This double bedroom features a window to the front of the property, light point and central heating radiator.

Bedroom Three 10'0" x 9'8" (I-shape) (3.05 x 2.95 (I-shape))

Cosy attic room accessed through an additional room/office on the first floor. The room has eaves storage, skylights and ensuite WC.

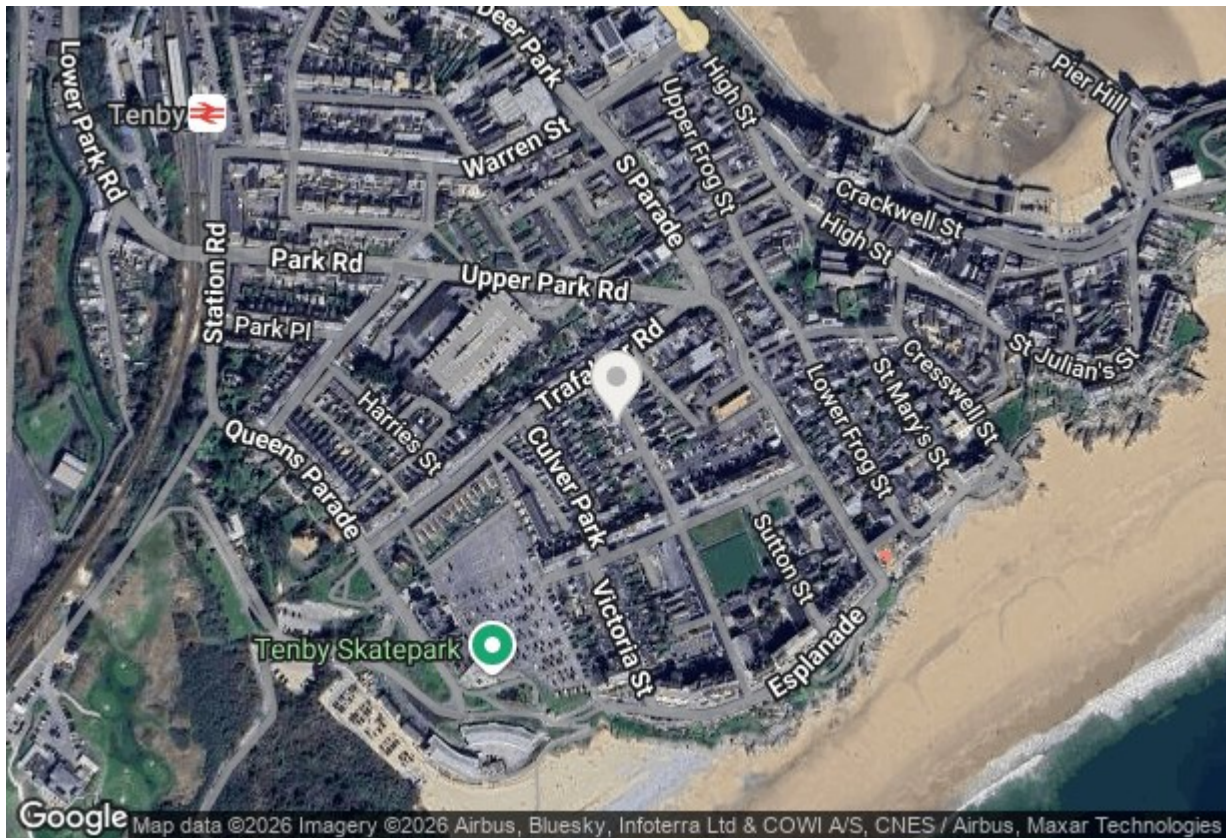
Bathroom 10'05" x 6'01" (3.18 x 1.85)

Tiled room with window to rear of the property, and suite consisting of bath, large shower cubicle, pedestal hand basin, bidet and W.C.

Garden

The rear garden is mostly laid-to-lawn, with planting borders and a raised block paved section at the rear.

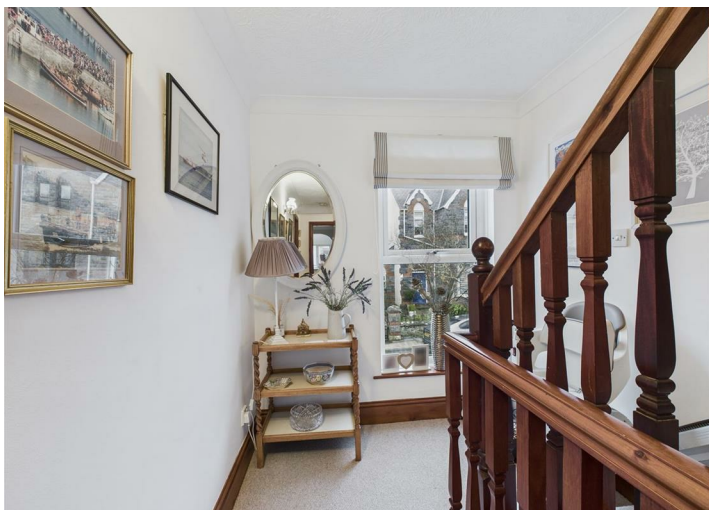
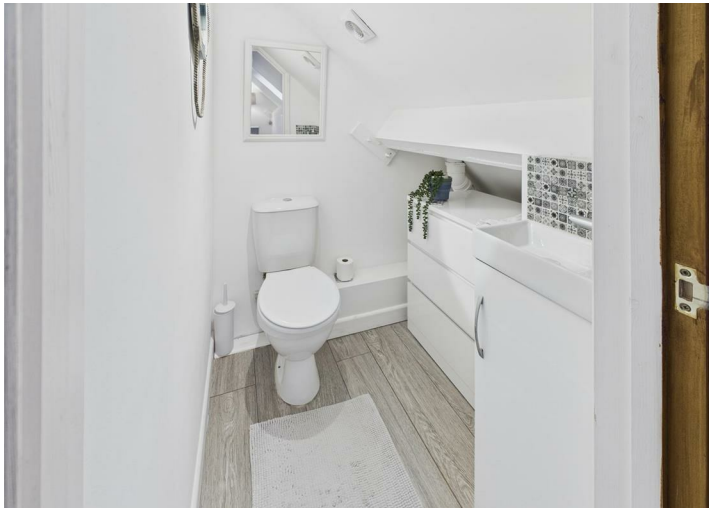
The rear door opens out onto a tiled patio area, and due to its roughly South-West facing direction, is ideal for eating and relaxing.



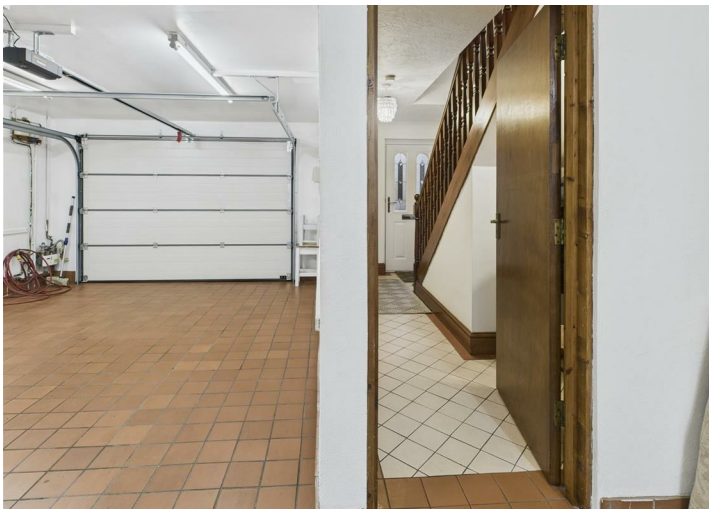
When driving into Tenby with the Town walls on your left, follow South Parade towards the Esplanade and follow the road's one-way system to the right, turning immediately left onto Trafalgar Road. Picton Road is approximately 100 metres on the left, with Stratton house being found on the right-hand side in about the middle of the row.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	









Floor Plan



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