



Oaklands Marsh Road

Tenby, SA70 8EG

Asking Price £495,000



Birt and Co are delighted to offer for sale this four bedroom, three bathroom detached house, located on the outskirts of Tenby Town close to schools, leisure centre and is a short walk to the beach and the town itself. Oaklands benefits from newly installed Howdens kitchen, log burner, a brand new combination boiler, and off road parking for two cars and a single garage. Oaklands would make an ideal family home.



ACCOMMODATION COMPRISES

Kitchen/Diner. Utility Room. Sitting Room. Lounge. Office. Four Bedrooms, Two with En-Suites. Family Bathroom. OUTSIDE. Single Garage

HALLWAY

Hallway has centre ceiling light point, two central heating radiators, under stairs storage cupboard, and timber flooring.

LOUNGE 12'9 x 11'11 (3.89m x 3.63m)

Main lounge has ceiling light point, uPVC double glazed bay window to the front, gas flame effect fire with wooden surround, TV and telephone points.

OFFICE 5'9 x 11'11 (1.75m x 3.63m)

Office area has uPVC double glazed window to the front, central heating radiator and timber flooring.

SITTING ROOM/SNUG 15'5 x 10'7 (4.70m x 3.23m)

Has ceiling light point, uPVC double glazed window to the side, log burner, central heating radiator, TV point and timber flooring.

KITCHEN/DINER 15'5 x 13'4 (4.70m x 4.06m)

Has ceiling spot lights, two uPVC double glazed windows overlooking the rear garden, and a uPVC double glazed door opening to the garden another two obscure uPVC double glazed windows to the side of the property, The brand new Howdens kitchen comprises of a number of wall and floor mounted units, integrated fridge/freezer, wine rack, dishwasher, larder, two integrated waste bin cupboards, Lamona microwave, eye level double oven, five ring gas hob with extractor fan over, one and a half ceramic sink with mixer tap over, central heating radiator and laminate flooring.

UTILITY ROOM 9'7 x 6'10 (2.92m x 2.08m)

Has ceiling light point, Vokeria gas combination boiler newly installed in 2021 and has a 15 year guarantee, large airing cupboard with central heating radiator, close couple WC, space and plumbing for washing machine and tumble dryer, uPVC obscure double glazed door to the rear.

FIRST FLOOR LANDING

Stairs from the hallway lead up to the large first floor landing which has a solid wood Sky light and central heating radiator.

FAMILY BATHROOM 9'10 x 7'1 (3.00m x 2.16m)

Has ceiling light point, uPVC double glazed obscure glass window to the rear of the property, pedestal hand wash basin, close couple WC, bath with mains shower over, heated towel rail, fully tiled walls and floor.

MASTER BEDROOM 15'5 x 15'4 (4.70m x 4.67m)

Has ceiling light point, two uPVC double glazed windows to the rear of the property, and central heating radiator.

EN-SUITE BATHROOM 4'4 x 4'9 (1.32m x 1.45m)

Has recessed spotlighting, ceiling mounted extractor fan, bath with shower off taps, hand wash basin set into Vanity unit, WC and heated towel rail.

BEDROOM TWO 13'2 x 12'9 (4.01m x 3.89m)

Has ceiling light point, two uPVC double glazed windows to the front one being a nice bay window, and a central heating radiator.

BEDROOM THREE 13'2 x 10'3 (4.01m x 3.12m)

Has ceiling light point, uPVC double glazed window to the front and central heating radiator.

BEDROOM FOUR 7'10 x 10'7 (2.39m x 3.23m)

Has ceiling light point, uPVC double glazed window to the side. and central heating radiator,

EN-SUITE SHOWER ROOM 4'4 x 4'9 (1.32m x 1.45m)

Has recessed spotlighting close couple WC, shower cubicle with mains shower over and pedestal hand wash basin.

OUTSIDE

To the front of the property is a small front garden surrounded by a dwarf wall and a path leads to the front door, along side is access to the single garage to the rear where there is also parking for two cars and a log store and from here there is a pedestrian gate to the rear garden. The fully enclosed private rear garden is tiered with paving slabs and raised beds for planting, Garden is a real sun trap; catching the sun all day and is accessed off the kitchen.

REAR GARDEN

Note

Council Tax for 2022/23 - £2324.52

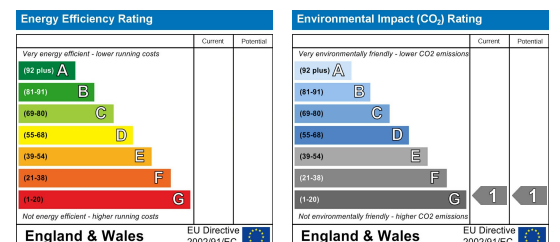
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of 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.

Lock House, St Julian Street, Tenby, Pembrokeshire, SA70 7AS
Tel: 01834 842204 Email: sales@birtandco.co.uk birtandco.co.uk