



3/4 Lady Park

, Tenby, SA70 8JH

Asking Price £475,000



Built across a double corner plot, 3 / 4 Lady Park sits in an elevated position with lovely views of the sea and Caldey Island from the bedrooms. Lady Park is situated on the outskirts of Tenby, but still within walking distance of all the shops, restaurants and beaches. The property also benefits from a self contained annex, large uPVC double glazed windows, parking for 3 or 4 cars and would make an ideal family home. EPC Rating = E



Accommodation Comprises

Lounge. Kitchen. Snug. Four Bedrooms. Family Bathroom. Separate WC. Annex

Hallway

Hallway has central heating radiator, timber stairs lead up to the first floor.

Lounge 15'7" x 12'6" (4.75 x 3.81)

Lounge has central heating radiator, electric fire, floor to ceiling uPVC double glazed picture window to the side, smaller window to the front and opening to the snug.

Snug/Dining Room 13'3" x 9'11" (4.04 x 3.02)

Snug/Dining room has central heating radiator, three uPVC double glazed windows, two to the side and one to the rear, recess for fireplace (currently closed off) and service hatch to kitchen.

Kitchen 10'2" x 12'4" (3.10 x 3.76)

Kitchen is comprised of base units with centre island, stainless steel sink with mixer tap, cupboard for storage and uPVC double glazed window overlooking the rear courtyard. The kitchen also houses the gas combination boiler.

Bedroom Four 9'5" x 13'1" (2.87 x 3.99)

Bedroom four has central heating radiator and uPVC double glazed windows to the front and side of the property.

First Floor Landing

First floor landing has central heating radiator, three storage cupboards and uPVC double glazed window to the front with views towards Caldey Island.

Bedroom One 15'7" x 12'7" (4.75 x 3.84)

Bedroom one has central heating radiator and two large uPVC double glazed windows with views of the sea and Caldey Island beyond.

View from Bedroom One

Bedroom Two 13'3" x 0'9" (4.04 x 0.23)

Bedroom two has central heating radiator and two large uPVC double glazed windows with views of the sea and Caldey Island beyond.

View from Bedroom Two

Bedroom Three 12'11" x 9'6" (3.94 x 2.90)

Bedroom three has central heating radiator and two large uPVC double glazed windows with views of the sea and Caldey Island beyond.

Separate WC 3'11" x 5'7" (1.19 x 1.70)

WC has uPVC double glazed window to the rear and low level WC.

Bathroom 5'7" x 5'8" (1.70 x 1.73)

Bathroom has central heating radiator, uPVC double glazed window to the rear, bath, shower cubicle with mains shower and pedestal wash hand basin.

External

Outside there is a large driveway with parking for approximately 4 vehicles, raised patio area, raised lawn and garage with mains electric, and up and over door.

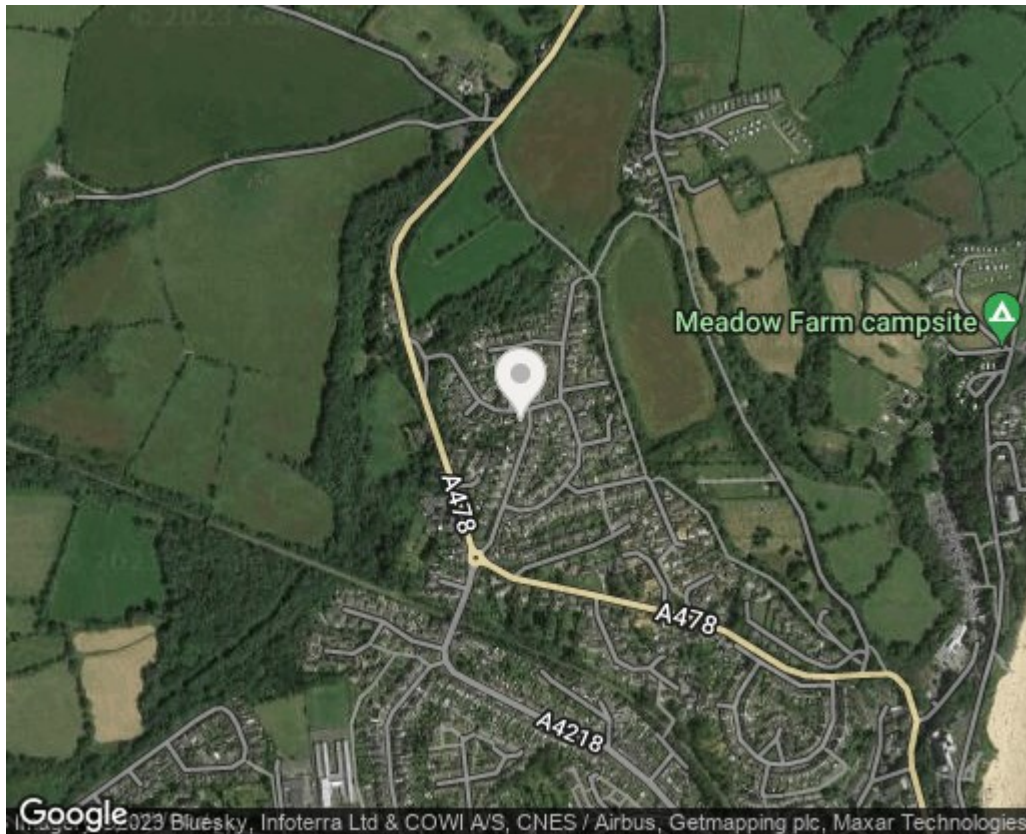
Annex

Annex is a studio with bedroom/sitting room, small kitchen and upstairs is a bathroom and a small store room.

NOTE

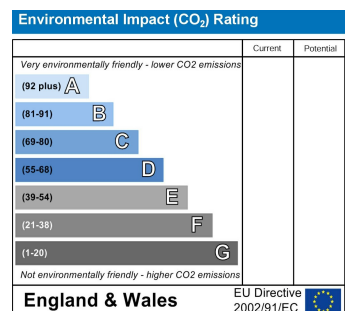
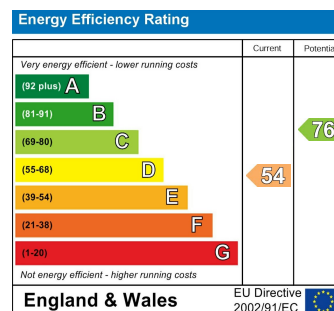
Council Tax for 2022/23 is £2324.52

From our office head out of town along the Narberth Road, at the mini round about at the top of the road take the second exit into Upper Hill Park. Drive straight up this road and number 3 Lady Park can be found on your left and side on a corner plot. the property is entered via a timber and obscure glass door that opens into the hallway.



Tenure = Freehold

- 4 Bedroom House
- Self Contained Annex
 - Elevated Position
- Outskirts of Tenby
 - Sea Views



Floor Plan



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