



Marsh Road
Tenby
SA70 8DY

£399,950

House
Freehold



A substantial property on a large plot, comprising 2 adjoined but self-contained dwellings, with a large garden, double garage/annexe, and ample driveway behind iron gates. Ideally situated within a short distance of local amenities, the property is approximately 20-30 minutes' walk into the town centre or beaches.

The main house has 4 bedrooms, with large living areas and a bright open plan feel. The linked property is a 3 bedroom house and would be ideal as an annexe for a variety of uses, such a multigenerational living or holiday letting.

The house has a lot to offer in terms of potential, but it would benefit from repair and modernisation throughout.



LOCK HOUSE C. 1750



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



- **Large Property Split as 2 Houses**
 - **Double Garage / Annexe**
 - **Lots of Potential**
 - **Convenient Location**

- **Superb Garden**
- **Spacious Rooms**
- **Large Driveway**

Springfield - 4 Bedroom House

The house is accessed through iron gates off Marsh Road, with parking for several cars.

With large living areas and an open plan feel downstairs, the property has 4 bedrooms and bathroom upstairs.

Standout features are the spacious main bedroom, with 3 South-facing windows, ensuite bathroom, and balcony. Additionally, there is a large entrance hall with windows into the living room, and a kitchen/dining area split over 2 levels with patio doors.

Springfield Cottage - 3 Bedroom House

Accessed either with its own external door, or through a cloakroom to the rear of the house, the cottage has an open plan living area on the ground floor, with 3 bedrooms and bathroom above.

Both properties have access out to the garden, and they're both self-contained, making it an ideal option for those with older children who want their own space, or e.g. older parents who need to be nearby.

Garden

The impressive garden has a large lawned area, with a pond, and a patio to one side, with the driveway running along the other.

To the rear of the plot is an additional section of garden behind a timber fence, and access to the garage is through here, as if to offer a private space should the garage become a dwelling.

There is also a timber chalet, which could be a summerhouse or workshop space.

Garage

The double garage has a large door to the front, but this is blocked up as its access is through a side door. Work has started to convert the garage to an annexe, but it could be opened up again to return it to a workshop / garage.

Please Note

The Pembrokeshire County Council Tax Band is F - approximately £3027.14 for 2025/26.

We are advised that mains electric, gas, electricity and water is connected to the property.



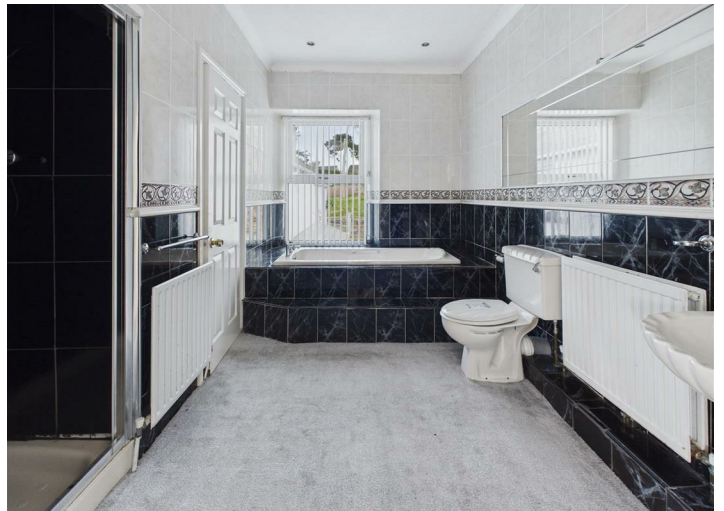
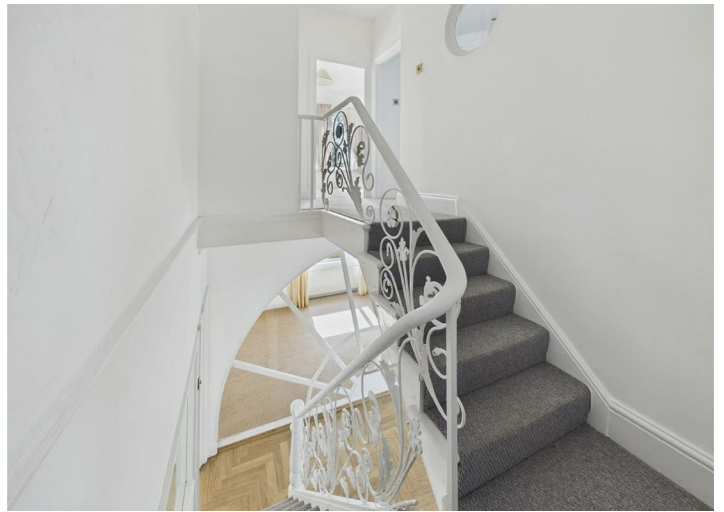
Springfield is situated on Marsh Road, on the right-hand side shortly after Knowling Mead while heading towards Penally.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	60	
(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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