



25 Newell Hill, Tenby
OFFERS IN REGION OF £180,000

- Semi Detached House
- 3 Bedrooms, 1 Bathrooms
- Large Garden To Rear
- Beautifully Presented
- No S175 Restrictive Covenant
- Off Road Parking For 2 Cars
- Walking Distance To Town, Schools & Beach
- Gas C/Heating & D/Glazing
- EER - D

THE PROPERTY

This beautifully presented semi-detached house is conveniently located in the pleasant residential area of Newell Hill, which is about three quarters of a mile from the town centre, beautiful beaches and harbour. Schools of all levels and the leisure centre are within easy walking distance. The well appointed accommodation comprises Entrance Hall, Lounge, Kitchen/Breakfast Room, Family Bathroom and Three Bedrooms. The property benefits from stylish décor with attractive original features including parquet flooring and lovingly restored stripped and stained floorboards. There is also the added benefit of gas fired central heating and uPVC double glazing throughout. At the rear you will find a good size low maintenance garden with a raised patio and a neat lawn, and two off street parking bays to the front. 25 Newell Hill would make an ideal family home or first time purchase, and viewing is highly recommended.

Agent's Note: This property DOES NOT carry an S157 Restrictive Covenant.

ENTRANCE HALL

Enter through uPVC door with frosted pane into Entrance Hall. Stairs to first floor. Door to Lounge.

LOUNGE

14' 0" x 12' 7" (4.27m x 3.84m)

Window to front. Space and connection for electric flame effect fire, with potential to install a multi fuel burner. Tiled hearth. Door to Kitchen. Original parquet flooring.



REVERSE VIEW



KITCHEN/BREAKFAST ROOM

16' 11" x 7' 9" (5.16m x 2.36m)

Two windows to rear and one frosted window to side. Fitted with a range of wall and base units with matching worktop. Inset stainless steel sink and drainer. Space and connection for gas cooker, upright fridge freezer, washing machine and tumble dryer. Doors to built in pantry cupboards and bifold timber door to large under stairs closet. Ample space for breakfast dining suite. Part tiled walls. Stripped timber floorboards. Door to Rear Hall.



REAR HALL

uPVC door with frosted pane to side giving access to rear garden. Door to Family Bathroom.

FAMILY BATHROOM

9' 2" x 6' 2" (2.79m x 1.88m)

L shape room. Frosted window to rear. Fitted with matching suite comprising WC and wash hand basin in vanity unit. P shape bath with mains shower over. Heated towel rail. Fully tiled walls and floor. Extractor.



FIRST FLOOR LANDING

Window to side. Doors to all rooms. Loft hatch.

MASTER BEDROOM

13' 0" x 9' 9" (3.96m x 2.97m)

Window to front. Doors to built in double wardrobe. Stripped and stained timber floorboards.



BEDROOM 2

8' 0" x 7' 9" (2.44m x 2.36m)

Window to rear. Stripped and stained timber floorboards.



BEDROOM 3

10' 9" x 8' 8" (3.28m x 2.64m)

Window to rear. Stripped and stained timber floorboards.



EXTERNALLY

To the rear of the house is an enclosed low maintenance garden on three levels, with a neat lawn and two patios on the upper and lower levels, the perfect spot for al fresco dining and relaxing, and a lovely secure space for children to play. A timber shed is also included in the sale. Gated access at the side leads to the front, where there is a bay providing off road parking for two vehicles.



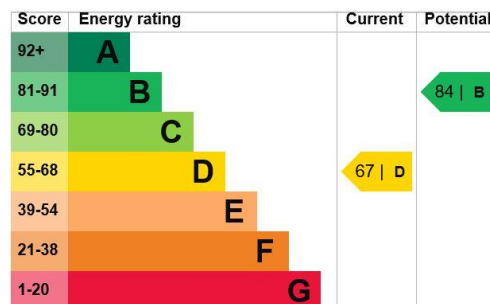
DIRECTIONS

From our office proceed to the top of Upper Frog Street and turn left. At the crossroads turn right and continue down the hill to the roundabout. Proceed straight across the roundabout into Marsh Road. After a short distance turn right into Newell Hill. At the T junction turn left and the property will be found on the right after a short distance, as indicated by our For Sale board..

FLOOR PLAN



ENERGY PERFORMANCE GRAPHS



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