



Crauford, Church Park, Tenby OFFERS IN THE REGION OF £549,950

- **Stunning Mid Terrace House**
- **4 Bedrooms 1 Bathroom**
- **Spacious Accommodation Arranged Over Three Floors**
- **Beautiful Sea Views Towards Caldey Island**
- **Beautifully Presented Throughout**
- **Charming Period Features**
- **Low Maintenance Garden To Rear**
- **EER - D**

Registered Office: Boston House • Upper Frog Street • Tenby • Pembrokeshire • SA70 7JG
Tel: 01834 849090 • Fax 08444 128193 • Email: info@chandlerrogers.co.uk

THE PROPERTY

A beautifully presented 1920's mid terrace house located within easy walking distance to Tenby's famous South Beach. The current owners have extensively and sympathetically refurbished the property retaining lots of charming period features; the house also enjoys stunning sea views towards Caldey Island from the rear and benefits from gas central heating and double glazing throughout. The bright and spacious accommodation is arranged over three floors and comprises Entrance Porch, Hall, Lounge, Kitchen/Dining Room on the Ground Floor. On the First Floor you will find a Family Bathroom and Three Bedrooms, and a staircase leading to a further Fourth Bedroom on the Second Floor. The property is approached from the front via a pedestrian gate and a small enclosed courtyard. To the rear is a good size paved patio with ample space for al fresco dining. The patio leads to a well maintained south facing walled garden, laid to lawn with pretty flower borders and trees. A further patio at the end of the garden offers a choice of seating areas and allows you to follow the sun throughout the day. Just a stones throw from Tenby town centre and it's beautiful beaches, Crawford would make a wonderful family home or investment and viewing is highly recommended.

PORCH

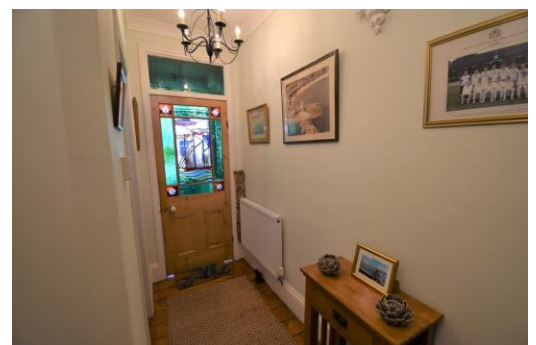
Enter through solid timber door with fanlight above into Porch. Vintage floor tiles. Pendant light. Timber door with feature stained glass pane into Hall.

HALL

Doors to all rooms. Staircase to First Floor. Stripped and stained timber floorboards.



REVERSE VIEW



LOUNGE

25' 01" x 14' 10" (7.65m x 4.27m)

Large double glazed sash bay window the front and double glazed French doors to the rear leading to the garden. Gas fire in cast iron fireplace with wooden mantle and slate hearth. Four arched feature alcoves, two with built in cupboards. Wall and ceiling lights. Stripped and stained timber floor boards.



REVERSE VIEW



KITCHEN/DINING ROOM

27' 04" x 10' 04" (8.33m x 3.15m)

Large window to rear overlooking the garden. Glazed French doors to side leading to the garden and patio.



KITCHEN

Fitted with a range of wall and base units with matching worktop. Inset 1.5 ceramic sink and drainer with mixer tap over. Large five ring gas Rangemaster cooker with extractor over. American style fridge freezer. Integral Indesit dishwasher. Integral Hoover washing machine. Part tiled walls.



DINING AREA

Door to under stairs closet. Ample space for large family size dining suite.



FIRST FLOOR LANDING

Doors to all rooms. Stairs to Second Floor with built in airing cupboard under.



BATHROOM

11' 00" x 9' 06" (3.35m x 2.9m)

Two windows to rear, one frosted and one clear to enjoy the beautiful view towards Caldey Island. Fitted with matching suite comprising bath with mixer tap, pedestal wash hand basin, WC and mains shower in large glazed enclosure. Wall lights. Part tiled walls. Stripped and stained timber floorboards.



REVERSE VIEW



BEDROOM 1

12' 09" x 10' 09" (3.89m x 3.28m)

Large window to rear enjoying beautiful sea views over to Caldey Island. Original cast iron fireplace.



BEDROOM 2

14' 07" x 10' 09" (4.44m x 3.28m)

Large double glazed bay sash window to front.
Sliding mirrored doors to two built in double wardrobes. Ceiling light with decorative sweep fan.



BEDROOM 3/STUDY

Large double glazed sash window to front. Original cast iron fireplace.



SECOND FLOOR LANDING

Velux to rear. Door to large built in cupboard.

BEDROOM 4

12' 06" x 12' 06" (3.81m x 3.81m)

Large Velux to rear enjoying fantastic sea views towards Caldey Island. Doors to two large built in cupboards in the eaves.



VIEW



EXTERNALLY

The property is approached from the front over a paved courtyard, enclosed with low stone walls and painted iron railings. To the rear is a low maintenance garden, enclosed by stone wall boundaries, with a low maintenance lawn, decorative planting and two paved patios, one accessed from the Dining Area and Kitchen and the other at the far end of the garden, offering a lovely space for al fresco dining and relaxing and allowing you to follow the sun as it moves overhead throughout the day. A built in store houses the wall mounted Vaillant gas boiler. Gated access at the rear leads to a useful service lane. A timber shed is also included in the sale.



DIRECTIONS

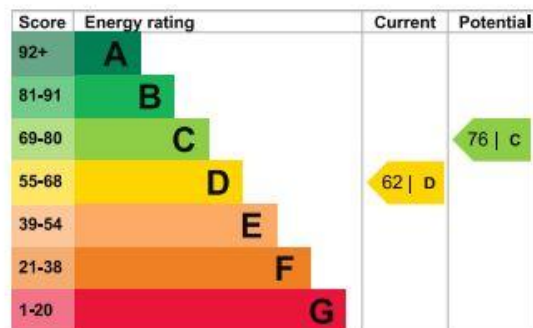
From our office proceed on foot through the Five Arches and turn right. Continue for a short distance then cross over the road at the junction taking the left turn into Trafalgar Road. Carry on towards the end of the road (now Church Park) and the property will be found after a short distance on the left hand side.

FLOOR PLAN



Crawford, Church Park, TENBY

ENERGY PERFORMANCE GRAPHS



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