

Terry Thomas & Co

ESTATE AGENTS



Llain Y Delyn, Llain Y Delyn 1 Rosemount Gardens Tenby, Pembrokeshire, SA70 8BJ

Welcome to this delightful three-storey end of terrace 4-bedroom house located close to the picturesque harbour town of Tenby. This property offers a unique opportunity to live in the community town of Tenby being within a stones' throw of the beautiful sandy North and South beaches. As you step into the property, you are greeted by a bright and airy reception room with double patio glazed doors leading out to a paved sun terrace with galvanised railings, overlooking tennis courts and surrounding green playing fields with a distant view out towards Caldey Island. The property boasts four bedrooms and ample parking space for a growing family or for hosting visitors who will be enchanted by the beauty of Tenby. Additionally, the house is surrounded by excellent restaurants and bespoke shops, offering you a taste of the local cuisine and a variety of shopping options right at your doorstep. Tenby is not only known for its stunning beaches and historic town walls but also for being a popular holiday destination. With easy transport links, you can easily explore the surrounding areas and enjoy all that this vibrant town has to offer.

Don't miss out on the chance to own a piece of this charming coastal town. Whether you are looking for a permanent residence or a holiday home, this property in Tenby has all the makings of a perfect abode.

Offers in the region of £319,850

Llain Y Delyn 1 Rosemount Gardens

Tenby, SA70 8BJ



Externally

End of terrace one of four, three story town house having a tarmacadam drive way off the entrance road which provides off road parking and leads up to the integral garage there is also additional parking on a gravelled area to the side. Also, a paved path leading up to the open storm porch. Which has a lean to, bin stores dressed with pointed slates. Composite slate coloured finish entrance door, with a bevel glazed motif leading.

Entrance Hallway

Entrance hallway with dado rail, double panelled radiator. Built in coat cupboard with storage cupboard over, enclosed by louvre doors. Hallway having stair case to first floor. Door to laundry/Boiler room and bedroom 4.

Cloakroom

Low level W/C and a wash hand basin fitted within a vanity unit. Tiled splash back and a single panelled radiator. uPVC double glazed window to fore.

Laundry/Boiler room

The laundry/boiler room houses the mains gas fired "glow worm" mains gas fired boiler which serves the central heating system and heats the domestic water.

Bedroom 4

9'4" x 9'2" (2.86m x 2.80m) Single panelled radiator uPVC double glazed window to rear. Recess area which has a shower cubicle with a "Mira Jump" power fitment. Extractor.

Inner hallway

Inner hallway to the ground floor has a walk in under stairs storage cupboard with a passage way with an autumn leaf motif door leading out to the rear entrance porch and a door to the integral garage.

Integral Garage

19'7" x 8'7" (5.97m x 2.63m) Plumbing for automatic washing machine. uPVC double glazed window to side. Up and over door to fore. Water tap fitment and the RCD electric consumer box.

Rear Porch

13'7" x 4'8" (4.15m x 1.43m) Cushion flooring. uPVC rear entrance door and two large uPVC double glazed windows to side of the door.

First Floor Landing Area

First floor part gallery landing area. With door through to lounge, kitchen and dining area. Single panelled radiator and staircase leading to second floor.

Lounge

16'6" x 12'4" (5.03m x 3.78m) Feature fireplace with part pointed stones surround, slate hearth and a "living flame" mains gas fire inset with hard wood mantle. Double panelled radiator. uPVC double patio glazed doors leading out to a paved sun terrace with galvanised railings matching panel windows side to side. From the rear overlooking the tennis court and playground also with coastal views out towards Caldey Island.

Panel radiator. Large uPVC double glazed window to rear with and sea views in turn overlooking a tarmacadam tennis court.

Kitchen

10'11" x 6'11" (3.35m x 2.11m) A range of base and eye level modern units with high gloss cream 12'5" x 8'11" (3.81m x 2.73m) coloured door and draw fronts and a gloss finish granite effect work surface over the base unit incorporating a 1½ bowl stainless steel sink with chrome tap fitment. Free standing electric cooker with four ring halogen hob, grill and oven, pull out extractor over the cooker. Space for fridge freezer. Tiled walls between base and eye level units with patterned inserts. Double panelled radiator.

Bedroom 3

Large uPVC double glazed window to rear having sea, Caldey Island and tarmacadam tennis court. Single panelled radiator. Built in wardrobe comprising of three double wardrobes with storage cupboards over and a matching dressing unit.

Externally

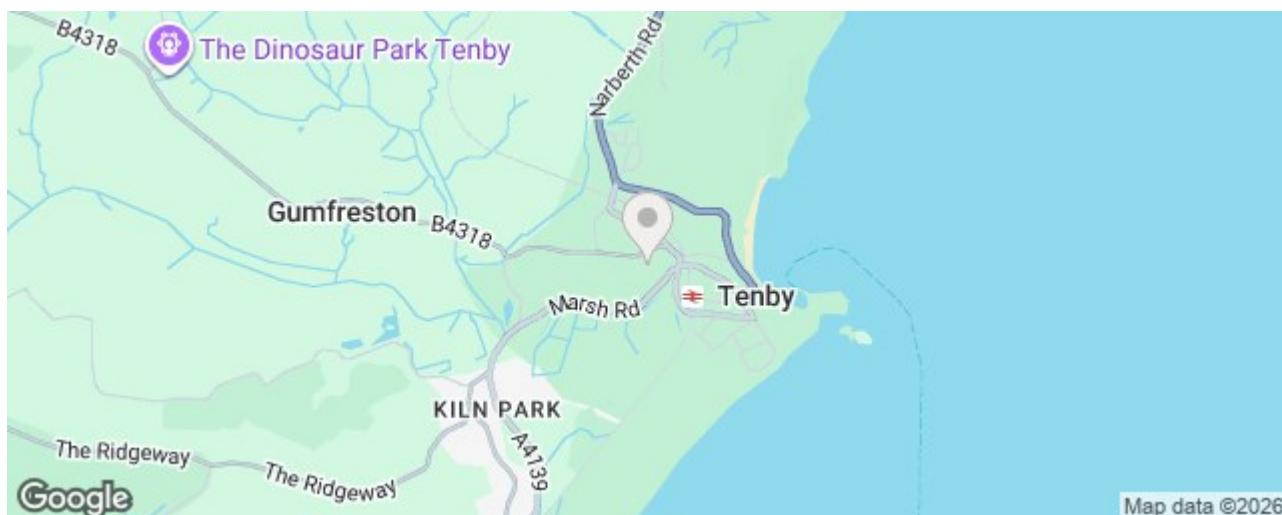
A pointed stone wall enclosed garden area, landscaped to form low maintenance with a predominantly paved area and some raised borders for foliage and shrubbery.

Dining Room adjoining The Kitchen

9'2" x 11'7" (2.80m x 3.54m) Large uPVC double glazed window to fore and uPVC double glazed door leading out to further sun terrace with galvanised railings and checkered tiled flooring. Double panelled radiator and an autumn leaf glazed panelled patrician wall feature.

Second Floor Landing

With dado rail. Part gallery with access to loft space, doors leading off to bedrooms 1,2 and 3 also an airing cupboard with a per lagged copper hot water cylinder and storage cupboard over.





Floor Plan



Type: House
Tenure: Freehold
Council Tax Band: F

Services: Mains Water, Electricity and Drainage.

Appliances: Any appliances/boilers mentioned in these details have not been tested by ourselves.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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