



27 Garden Meadows Park

Tenby, Pembrokeshire, SA70 8BD

Offers In The Region Of £550,000 | Freehold | EPC: C



Completed in 2018 and positioned just beyond the fringes of Tenby—one of Wales' most iconic coastal towns—this outstanding detached residence presents a rare turnkey opportunity. Thoughtfully designed for modern family life, the property offers generous proportions, a high-quality finish throughout, and a versatile layout ideal for both entertaining and day-to-day living, all within a short drive of the Pembrokeshire coastline.

A spacious and welcoming entrance hallway sets the tone, featuring Mandarin stone cladding and a striking gallery landing overhead, enhanced by statement pendant lighting. This leads to the main living area—an expansive lounge with porcelain tiled flooring, an exposed brick feature wall, and a sleek electric fireplace, creating a contemporary and inviting space. The kitchen is beautifully appointed with high-specification integrated appliances and a range of sleek cabinetry. A breakfast bar offers casual seating for three, while the adjoining dining area opens directly to a rear patio through full-width French doors—ideal for hosting and relaxed dining. Also on the ground floor is a utility room, cloakroom, and a separate study, providing a dedicated workspace or the option to use as a fifth bedroom.

Upstairs, the gallery landing provides additional storage and access to four well-proportioned double bedrooms, each filled with natural light. Two bedrooms benefit from modern en-suite shower rooms, while the family bathroom includes both bath and shower facilities, all styled in line with the property's refined finish. The exterior is equally well-considered. The front garden is enclosed by feather-edge fencing and attractively landscaped with mature hedging and stone borders. To the rear, an elevated patio provides a private area for outdoor seating, with steps leading down to a further patio and artificial lawn. A private driveway offers parking for multiple vehicles and includes an electric vehicle charging point.

Tenby is one of the most iconic seaside towns in Wales. The original town of Tenby was called Dinbych y Pysgod in Welsh or “little town of fishes”. It was established by The Normans as a fortified town. Most of the old town walls remain, enclosing the medieval town behind them. The castle that defended Tenby was built on Castle Hill but only one small keep tower remains of that. Inside the old town walls, narrow cobbled streets and medieval houses add to Tenby’s charm. During Georgian and Victorian times, Tenby became a popular seaside resort. The promenades on both sides of the old town on the Esplanade and the Norton both contribute to the outstanding architectural look of the town.

The centre of Tenby is a maze of narrow little streets. The roads are pedestrianised during the day in summer when the bars and restaurants set up al fresco seating. With a large variety of shops, cafes, pubs, entertainment venues, primary and secondary schools, doctors surgery, dentists, hospital. Good Bus and rail links to further afield.

Additional Information

We are advised mains water and electric are connected to the property. Completed in 2018, the property is covered by the residue of the original builders guarantee. The attic is boarded, with lighting and electrical installations fitted, making it a usable area prime for conversion. The house has a smart solar photovoltaic system for both heating and hot water, rointe low consumption electric heating, multi layered reflective insulation and double glazing throughout. An electric car charging point has been installed at the rear of the property.



Entrance Hallway

Laid with tiled flooring, the entrance hallway offers a striking first impression, enhanced by its generous proportions and contemporary detailing. A mandarin stone interlocking cladding feature wall adds architectural interest, while the space comfortably accommodates occasional seating or statement furniture. A gallery-style landing overhead amplifies the sense of height and volume, drawing the eye upwards. A central staircase rises to the first floor, with doors leading through to the principal reception rooms.

Lounge

7.17m x 4.71m (23'6" x 15'5")

Porcelain tiled flooring with underfloor heating provides a sleek, contemporary base in this generously proportioned reception room. A feature brick wall adds texture and depth, incorporating a modern wall-mounted electric fire with space above for a media display. Multiple windows to the front, side, and rear aspects allow excellent natural light throughout the day, further enhancing the room's sense of space and brightness.

Kitchen / Diner

8.39m x 3.18m (27'6" x 10'5")

Tiled flooring flows through this spacious open-plan kitchen and dining area. A contemporary range of matching eye-level and base units is finished with stone-effect worktops and brick-style tiled splashbacks, creating a clean, modern aesthetic. A composite 1.5 bowl sink with drainer is positioned beneath a rear-facing window with fitted shutters. Bosch cooking appliances include a four-ring induction hob with a built-in extractor above and a matching integrated oven, alongside a built-in dishwasher for convenience. A breakfast bar provides casual seating for three, while a designated space accommodates an American-style fridge freezer. A walk-in pantry offers valuable concealed storage. The layout allows for a full-size family dining table, making it ideal for both informal meals and entertaining. French doors open directly onto the rear patio, with further natural light entering through dual-aspect windows to the front and side elevations. A characterful brick-effect feature wall adds warmth and texture to the space.

Utility Room

3.43m x 1.79m (11'3" x 5'10")

Tiled flooring continues into the well-appointed utility room, fitted with a range of matching base units and practical worktops. A stainless steel sink with drainer sits alongside plumbing for a washing machine, with space for a tumble dryer and an integrated wine fridge. A uPVC door offers direct access to the side of the property, and pendant lighting provides overhead completes the space.





WC

Tiled flooring with part tiled walls, fitted with a WC and a wash basin set into a vanity unit. A heated mirror with integrated lighting sits above, with a window to the side aspect, extractor fan, and chrome heated towel rail.

Study / Bedroom Five

3.41m x 2.21m (11'2" x 7'3")

Carpeted underfoot, this versatile room is well suited as a study, or occasional fifth bedroom. A window to the fore aspect, fitted with shutters.

Gallery Landing - First Floor

Carpeted flooring extends throughout, complemented by integrated storage cupboards for practical use. Large front-facing windows fitted with electric blinds allow ample natural light to flood the space. Elegant pendant lighting fixtures add a refined touch. Doors from the landing lead to the bedrooms and bathrooms.

Master Bedroom

4.40m x 3.30m (14'5" x 10'10")

Double bedroom featuring carpeted flooring and generous space for bedroom furniture. Windows to the side and rear aspects are fitted with shutters, ensuring privacy and light control, leading to ensuite shower room

En-Suite Shower Room

3.44m x 1.29m (13'3" x 4'3")

Porcelain-tiled floors and part-tiled walls create a clean, modern finish. The suite includes a WC, vanity unit with sink, and a heated mirror with light surround. A corner shower features a rainfall head and sliding glass screen, complemented by a heated towel rail, side-aspect window, and extractor fan.

Bedroom Two

4.04m x 3.50m (13'3" x 11'6")

Double bedroom with carpeted flooring and ample space for bedroom furniture. A window to the rear aspect is fitted with shutters, while an integrated wardrobe provides practical storage.

En-Suite Shower Room

3.44m x 1.29m (13'3" x 4'3")

Porcelain-tiled floors and part-tiled walls create a clean, modern finish. The suite includes a WC, vanity unit with sink, and a heated mirror with light surround. A corner shower features a rainfall head and sliding glass screen, complemented by a heated towel rail, side-aspect window, and extractor fan.

Family Bathroom

3.99m x 2.19m (13'1" x 7'2")

Porcelain-tiled floors and part-tiled walls provide a contemporary and clean finish. The bathroom features a WC and a sink set within a vanity unit, topped by a heated mirror with integrated light surround. A corner shower includes a rainfall head and sliding glass screen, complemented by a Jacuzzi bath with tiled surround. Additional fittings include heated towel rails, windows to the front aspect, and an extractor fan.

Bedroom Three

4.71m x 3.13m (15'5" x 10'3")

A well-proportioned double bedroom featuring carpeted flooring and ample space to accommodate freestanding wardrobes, a chest of drawers, and a desk or dressing table if desired. A rear-facing window fitted with shutters provides natural light while maintaining privacy.

Bedroom Four

4.40m x 2.58m (14'5" x 8'6")

A well-proportioned double bedroom featuring carpeted flooring and ample space to accommodate freestanding wardrobes, a chest of drawers, and a desk or dressing table if desired. A rear-facing window fitted with shutters provides natural light while maintaining privacy.

External Grounds

The front garden is laid to lawn and bordered with white stone and planted shrubs, all well maintained and enclosed by wooden fencing. To the rear, a raised patio area extends from the dining space, with steps down the side providing access to the driveway which provides space for multiple vehicles. Additional steps lead from the front of the patio to a lower-tier area, ideal for garden furniture and outdoor entertaining.

What3Words

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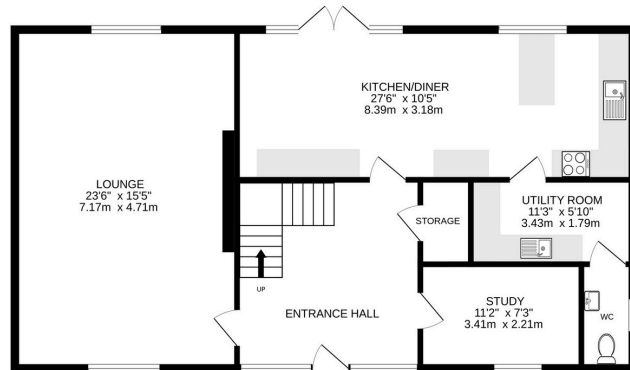
Council Tax Band

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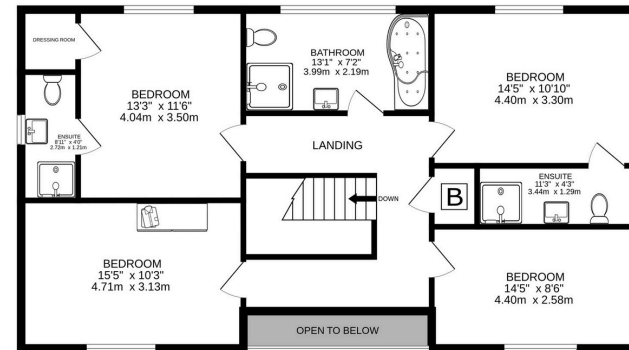




GROUND FLOOR
1004 sq.ft. (93.3 sq.m.) approx.



1ST FLOOR
977 sq.ft. (90.8 sq.m.) approx.



TOTAL FLOOR AREA : 1982 sq.ft. (184.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Enquire



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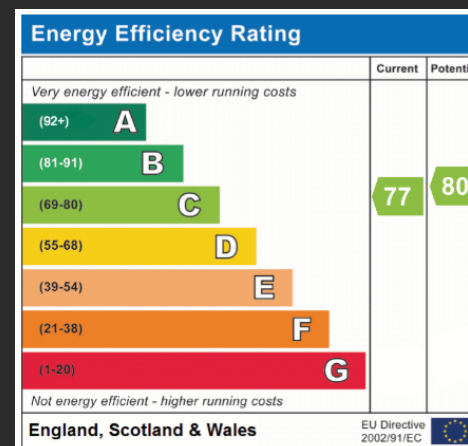
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Energy Performance Rating



Council Tax Band

Band G (£2,753.28)

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