



14, Park Place

Tenby, SA70 7NB

Guide Price: £350,000 | Freehold | EPC: E



Located in the highly sought-after coastal town of Tenby, this attractive three-bedroom end-of-terrace property offers well-presented and versatile accommodation just a short walk from the iconic Five Arches and Tenby's renowned sandy beaches. Combining period character with contemporary finishes, it is well suited for full-time living or as an appealing coastal retreat.

The ground floor features a welcoming hallway leading into an open-plan dining and kitchen area fitted with shaker-style cabinetry, Belfast sink, Ambassade range cooker and an inset multi-fuel burner. Glazed doors open onto a decked balcony, providing elevated views across the rear garden. On the first floor, there are two well-proportioned bedrooms, including a principal bedroom with en-suite WC, together with a stylish family bathroom featuring a walk-in shower. A further staircase leads to a versatile attic room with Velux windows, suitable for a variety of uses such as a study, playroom or additional storage. The lower level includes a well-equipped utility room and WC, along with a flexible reception room or guest bedroom opening directly onto the rear terrace.

Externally to the fore, the property offers resident on-street parking. To the rear, the garden is enclosed and designed for ease of maintenance, featuring decked and paved seating areas, mature planting and useful storage sheds, providing an attractive outdoor space in this desirable coastal location.

Centrally positioned in the heart of Tenby, this property enjoys one of the town's most convenient settings—just a short walk from the iconic Five Arches and Tenby's award-winning beaches. The historic town centre, with its array of boutique shops, cafés, restaurants, and picturesque harbour, is all within easy reach, offering an exceptional coastal lifestyle in one of Pembrokeshire's most sought-after seaside destinations.



Entrance Hallway

Entered through a traditional wooden door with fanlight above, the hallway features oak-effect laminate flooring underfoot and William Morris 'Seaweed' wallpaper as a striking focal point. There is space for freestanding furniture, with access to the main living areas and staircases leading to both the upper and lower floors.

Kitchen / Diner / Lounge

6.28m x 4.88m (20'7" x 16'0")

Oak-effect laminate flooring extends throughout this versatile open plan space, combining kitchen, dining and living areas. The kitchen offers a range of matching base and eye-level units with marble-effect worktops, tiled splash backs and a Belfast sink set to the side of a large sash window to the fore aspect. An Ambassade range cooker with five-ring gas hob and electric oven is complemented by an integrated extractor, built-in dishwasher and space for a fridge/freezer and dining table. Pendant lighting and recessed spotlights add a contemporary touch. The lounge area provides ample room for seating, centred around a slate hearth with inset multi fuel burner. A glazed door opens to a decked balcony with iron railings, overlooking the rear garden.

Basement

WC/Utility

2.30m x 2.02m (7'7" x 6'7")

Practical utility space with Belfast sink set within a vanity unit, plumbing for washing machine and dryer, along with a WC. The Worcester boiler is housed here. The space is complete with under stairs storage and window to the rear.

Bedroom / Study

3.85m x 3.05m (12'8 x 10'0")

Flexible-use room with carpet underfoot. Suitable as an additional double bedroom, home office/study. French doors open directly onto the rear terrace and garden area.

First Floor

Landing

Carpeted landing featuring a window to the rear aspect and access to both bedrooms and the family bathroom. Spiral staircase rising to the second floor.

Bedroom One

4.49m x 3.46m (14'9" x 11'4")

A generous principal bedroom with carpet underfoot, offering ample space for a king-size bed and additional furniture. Dual-aspect sash windows to the fore and side fill the room with natural light. leads to an adjoining en-suite.

En-Suite

1.80m x 1.61m (5'11" x 5'3")

Fitted with laminate flooring, a close-coupled WC and wash basin set within a vanity unit with tiled splash back. Space for a freestanding storage unit.

Bedroom Two

3.20m x 3.13m (10'6" x 10'3")

Double bedroom with carpet underfoot and space for furniture. Features a large modern sash window to the fore aspect.

Bathroom

2.88m x 1.80m (9'5" x 5'11")

Vinyl flooring with contemporary suite comprising close-coupled WC and wash basin within a vanity unit with mirror above, and an electric shower with large glazed screen. Tiled surround. Mirrored cabinet, towel rail and window to rear aspect complete the space.

Second Floor

Attic Room

4.13m x 3.66m (13'7" x 12'0")

The versatile attic room has characterful exposed beams and two Velux windows to the fore aspect create a bright and inviting space. Wall lighting and carpet flooring complete the room. There is also storage space.

External

The rear garden features a mix of decked and paved areas, ideal for outdoor seating and entertaining, surrounded by feather-edge fencing, stone and brick boundary walls. Mature shrubs, flowers and established planting add colour, complemented by useful storage sheds.

Location

Located in the heart of Tenby, this property is just a three-minute walk to the railway station, four minutes to the bus stop, and around six minutes to South Beach. The vibrant town centre, with its cafés, boutiques, restaurants and picturesque harbour, is also just a short stroll away. It offers an exceptional coastal lifestyle in one of Pembrokeshire's most sought-after seaside destinations.

Additional Information

We are advised that the property is connected to all mains services and benefits from gas central heating. Resident parking for one vehicle is available at the front of the property.

Council Tax Band

E (£2,019.97)



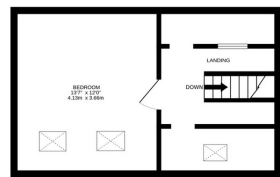
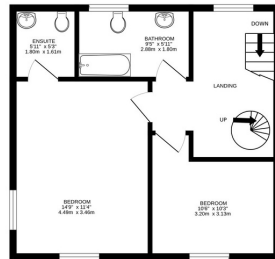
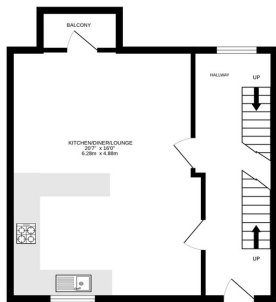
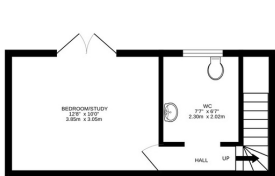


GROUND FLOOR
219 sq.ft. (20.3 sq.m.) approx.

1ST FLOOR
472 sq.ft. (43.9 sq.m.) approx.

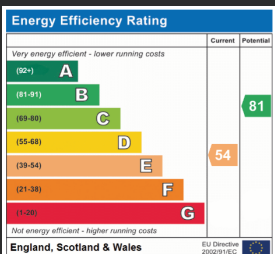
2ND FLOOR
451 sq.ft. (41.9 sq.m.) approx.

3RD FLOOR
296 sq.ft. (27.5 sq.m.) approx.



TOTAL FLOOR AREA : 1438 sq.ft. (133.6 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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