



9 Seascape, Tenby, SA70 8JL

Offers in Region of **£325,000**

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9 Seascape

Tenby

A detached 3 bedroom dormer bungalow located at the far end of a popular residential cul-de-sac within the highly sought-after seaside town of Tenby. The property boasts wonderful, far-reaching sea views towards Caldey Island and across Tenby itself, offering a truly picturesque outlook from several rooms. Inside, the accommodation is well proportioned with scope for modernising and improvement. The layout includes a welcoming entrance hallway, a bright lounge, a separate dining room, a fitted kitchen, 3 bedrooms and a family bathroom. Additional benefits include an integral garage, driveway, and the convenience of no onward chain, making the property ready for immediate occupation. This is an excellent opportunity for buyers looking to put their own stamp on a home in a desirable coastal location, with easy access to Tenby's renowned beaches, vibrant town centre, and local amenities. Early viewing is highly recommended to appreciate the full potential and enviable position of this unique property.



Accommodation

Double glazed UPVC front door with side panel, opens into:

Entrance Hall

Built in cloaks cupboard, stairs rise to first floor, radiator, hallway leads onto the dining room. Doors open to:

Cloak Room

Comprising a W.C and wash hand basin.

Utility

Plumbing for washing machine, Belfast sink, external double glazed door and window to side, radiator, door to:

Integral Garage

Up and over garage door to front, double glazed window to rear.

Dining Room

Double glazed window to rear enjoying lovely views, radiators, built in airing cupboard with radiator, doors to:

Kitchen

Fitted wall and base storage units, worktops, single drainer sink, space for cooker, canopy extractor hood, double glazed window to rear enjoying lovely views, double glazed external door to side, radiator, part tiled walls.

Lounge

Gas fireplace, double glazed windows to front, side and rear, with lovely views, 2 radiators.

Bedroom 3

Double glazed window to side, radiator, pedestal wash hand basin.

First Floor Landing

Built in cupboard with gas boiler, access to loft, doors to:

Bedroom 1

Double glazed dormer window to front and rear, superb far reaching sea views, radiator, built in eaves storage.

Bedroom 2

Double glazed dormer window to rear with superb sea views, radiator, built in wardrobe, built in eaves storage space.

Bathroom

Comprising a bath with shower over, W.C, pedestal wash hand basin, part tiled walls, radiator, double glazed window to rear.

Externally

Front driveway leads down to the garage and provides off road parking space. Garden areas on both sides lead to the rear where there is a pleasant garden space with patio seating area and lawns.

Services

- Heating Source: Mains Gas
- Electric: Mains
- Water: Mains
- Drainage: Mains
- Local Authority: Pembrokeshire County Council
- Council Tax Band: E
- EPC: D
- Tenure: Freehold and available with vacant possession upon completion.

Directions

From Narberth, take the A478 road to Tenby and when approaching the town along Narberth road, take the third exit at the mini roundabout onto Upper Hill Park. Take the first turning on the right, then follow the road around until you reach another right turn. Follow this road around to the right and you will find the property at the bottom of the cul de sac.

Broadband

According to the Ofcom website, this property has both standard and superfast broadband available. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Mobile Reception

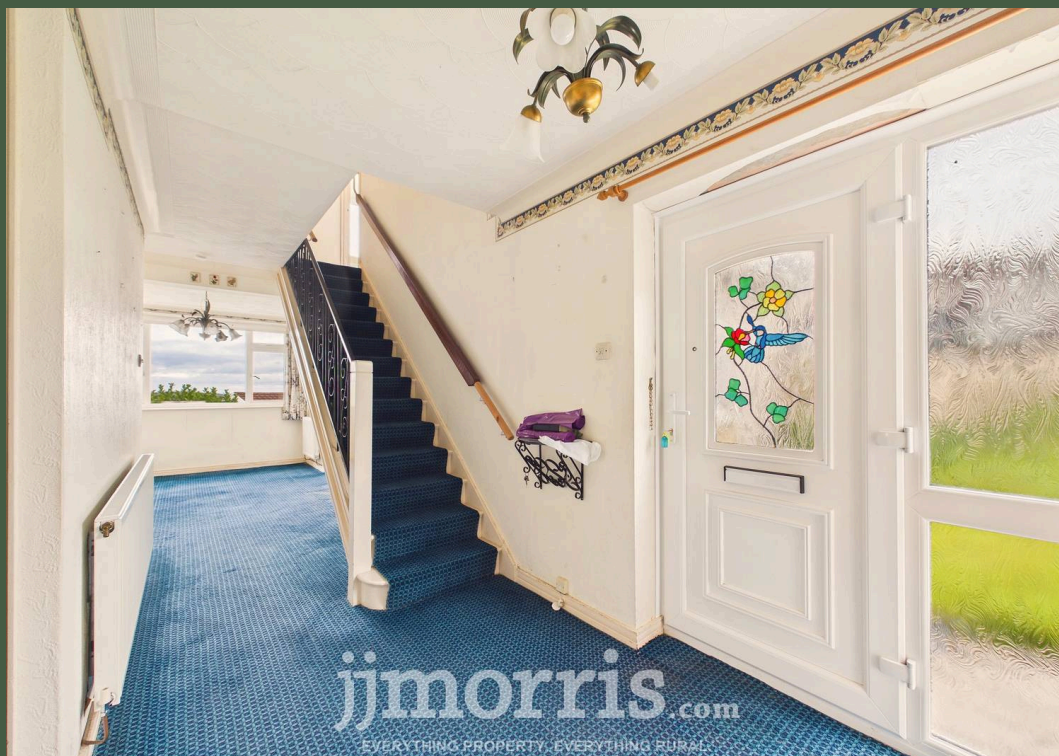
The Ofcom website states that the property has the following indoor mobile coverage

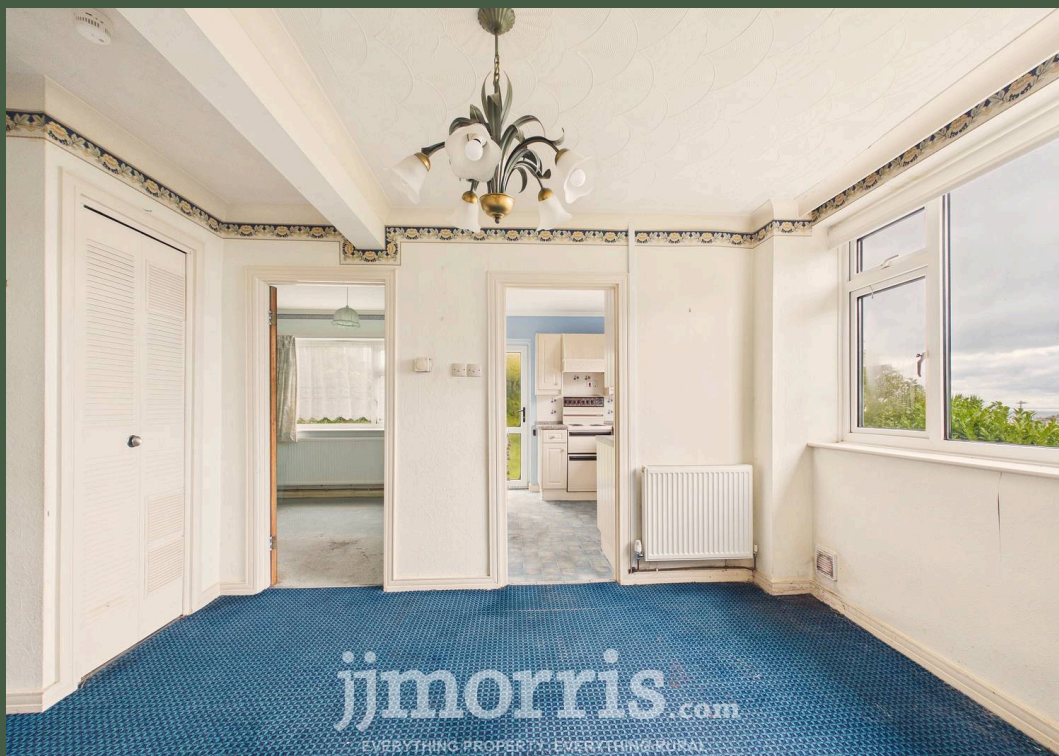
- EE Voice & Data – 77%
- Three Voice & Data – 44%
- O2 Voice & Data – 50%
- Vodafone Voice & Data – 60%

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

Anti-Money Laundering

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.











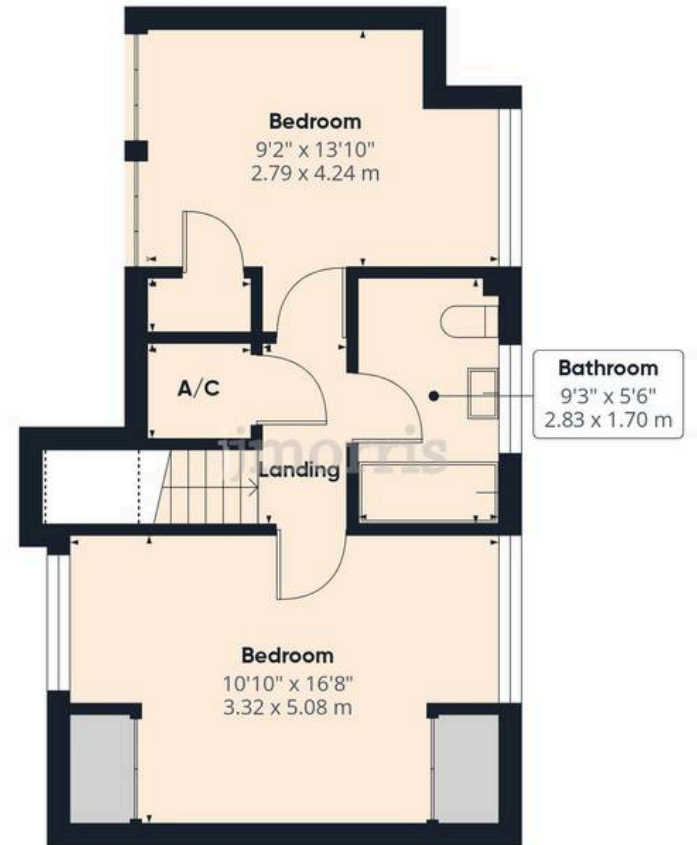








Floor 0



Floor 1



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		



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