



8 Harries Street, Tenby, SA70 7NA

£395,000



This beautifully presented family home is ideally positioned within walking distance of Tenby's vibrant town centre. Currently boasting a reputation as a successful holiday let, the property offers an array of original features and generous living space.

The enclosed rear garden is easily maintained and offers space for outdoor entertainment and off-road parking for one vehicle. The front living room features a cosy wood-burning stove and two further reception rooms offer flexible living spaces to suit a range of families' requirements. Further accommodation comprises modern fitted kitchen to the rear, family bathroom and separate WC, 4 bedrooms and separate utility room.



LOCK HOUSE C. 1750



Regulated by R.I.C.S. Giles Birt, B.Sc., M.R.I.C.S



- **Ideal Family Home**
 - **4 Bedrooms**
 - **Rear Parking**
 - **Family Bathroom & Separate WC**
 - **Walking Distance to Town Centre & Beaches**
- **End of Terrace House**
 - **3 Reception Rooms**
 - **Low Maintenance Rear Garden**
 - **Beautifully Decorated Throughout**
 - **No Onward Chain!**

Entrance Porch and Hall

The entrance porch features original decorative tile flooring, central ceiling light point and timber stain-glass panel door leading to the entrance hallway. The entrance hall features parquet flooring, central ceiling light fitting, stairs to first floor and under stairs storage cupboard.

Living Room 13'6 x 10'10 (4.11m x 3.30m)

Living Room has centre ceiling light point, central heating radiator, exposed wood flooring, uPVC double glazed window to the front of the property, wood-fuel burner set into a fireplace with marble surround and alcoves to either side.

Dining Room 11'2 x 11' (3.40m x 3.35m)

Dining room has centre ceiling light point, central heating radiator, uPVC double glazed window to rear, wood parquet flooring, decorative tiled fireplace with painted wood surround with shelving and cupboards set into alcoves on either side.

Breakfast Room 9'5 x 9'10 (2.87m x 3.00m)

This additional living space could be a second lounge or breakfast room just off from the kitchen. Entered through a glass panel door from the entrance hall, the room has centre ceiling light point, central heating radiator, uPVC double glazed window to side of property, red quarry tiled flooring and decorative fireplace with painted wood surround.

Kitchen 9' x 11' (2.74m x 3.35m)

Kitchen has recessed ceiling spotlights, central heating radiator and two uPVC double glazed windows overlooking the rear garden to the back and side of property. The kitchen comprises wooden wall and base units with worktop over, tiled splashback, Lamona stainless steel 1.5 bowl sink with mixer tap

and built-in Lamona dishwasher below. Freestanding Indesit electric oven with 4-ring hob and separate grill and freestanding Russell Hobbs fridge/freezer. A stable door leads out to rear garden.

Upstairs Landing

Stairs from the entrance hallway lead up to the spacious first-floor split level landing. The hallway to the rear landing leads to a family bathroom, separate WC and Bedroom 4 with skylight pouring natural light onto the stairwell. To the front the stairs lead to 3 bedrooms.

Bathroom 5'11 x 10' (1.80m x 3.05m)

The family bathroom features close-coupled WC, pedestal wash hand basin, bath, large walk-in shower cubicle with sliding glass panel door, chrome heated towel rail behind the bath, recessed ceiling spotlights and obscure uPVC double glazed window to side of property.

WC 5'11 x 2'10 (1.80m x 0.86m)

The separate WC features close coupled WC, wash hand basin, centre ceiling light fitting and uPVC obscure double glazed window to side of property.

Bedroom 1 10'6 x 11'8 (3.20m x 3.56m)

Bedroom one has double glazed window to the front of the property, exposed wood floorboards, central ceiling light point and central heating radiator.

Bedroom 2 10'5 x 11'4 (3.18m x 3.45m)

Bedroom two has double glazed window to the rear of the property, exposed wood floorboards, central ceiling light point, two wall light fittings and central heating radiator.

Bedroom 3 9'2 x 6'9 (2.79m x 2.06m)

Bedroom three has double glazed window to the front

of the property, built-in hanging space and shelving for clothes, exposed wood floorboards, central ceiling light point and central heating radiator.

Bedroom 4 9'8 x 7'2 (2.95m x 2.18m)

Bedroom four has double glazed window to the rear of the property, exposed wood floorboards, central ceiling light point and central heating radiator.

Externally

The rear garden is enclosed with old stone walls. A gravelled yard with a paving stone path leads to parking for one vehicle at the rear. Access is via the wooden gate which leads to the rear lane running parallel to the property.

Utility Room and Outside WC

This external storage room is currently used as a utility room with power and lighting and houses the Worcester boiler, with electric and plumbing for dryer/washing machine. To the rear of the building is a separate room accessed externally with WC and storage space.

Please Note

The property is currently on Business Rates but was previously Council Tax Band F.

We are advised that mains electric, gas, water and drainage is connected to the property.



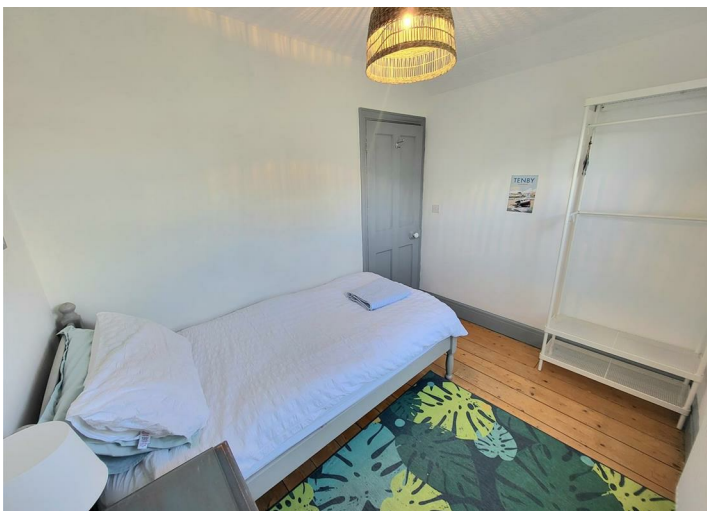
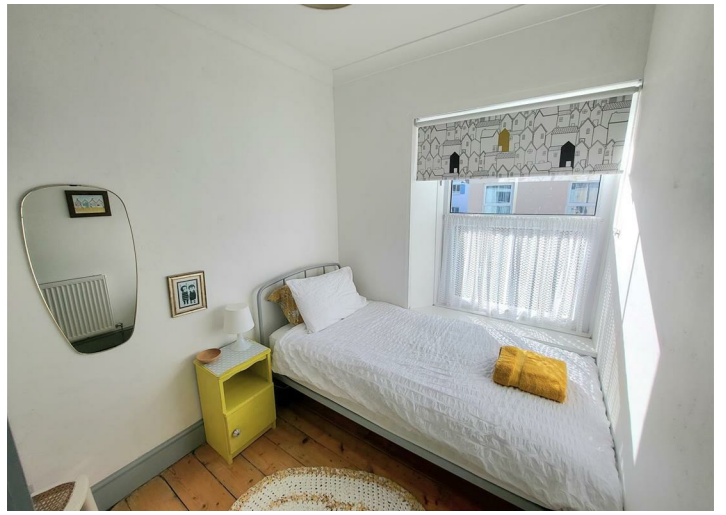
Drive into Tenby along the South Parade, take the left turn into Trafalgar Road, just past the Londis Store. Drive up Trafalgar Road and Harries Street is the first turning on the right-hand side.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	60	82
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

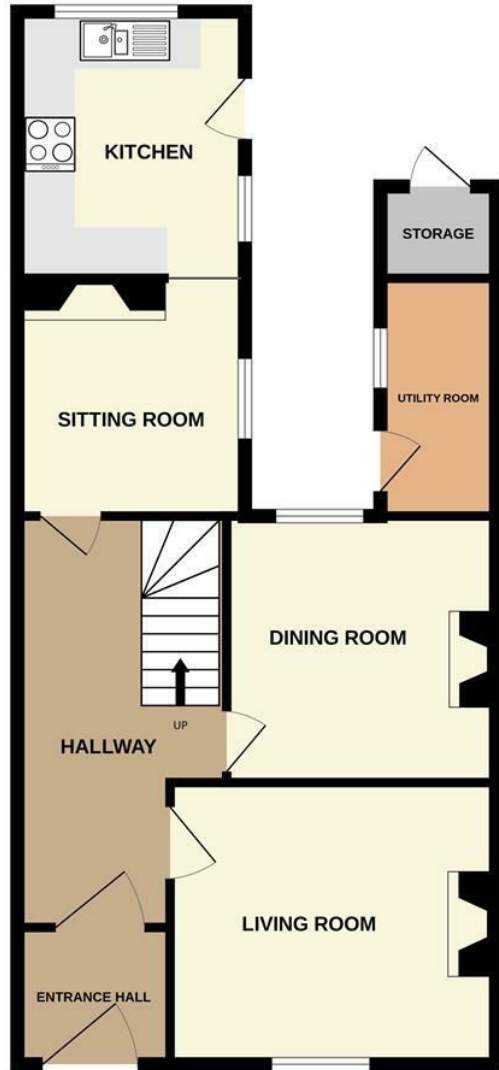






Floor Plan

GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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