



29 Harries Street, SA70 7NA

£435,000



A wonderfully presented terraced family home ideally positioned within walking distance of Tenby town centre. The house offers a modern and contemporary finish, with stylish features throughout.

There are 3 double bedrooms with an attic room used as a 4th bedroom, master ensuite, family bathroom, and separate WC on the ground floor. Further accommodation comprises a modern fitted kitchen, a spacious dining room opening into the breakfast room and a separate cosy lounge.

The enclosed rear garden is easily maintained and offers space for outdoor entertainment and the rear garage provides off-road parking for one vehicle.

A short stroll into the seaside town offers an abundance of amenities, including restaurants and shops.



LOCK HOUSE C.1750



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



- **3 Double Bedrooms (Master En-Suite)**
 - **Rear Patio Garden**
- **Quiet Residential Location**
- **Wonderfully Presented**

- **Attic Conversion**

- **Garage to Rear**
- **5 Minutes from Tenby Town Centre**
- **Attic Room (4th Bedroom)**

Living Room 12'9" x 11'5" (3.9 x 3.5)

The Living Room has a large window to the front of the property, original fireplace (with potential to install an open fire or wood burner), carpeted flooring and a centre ceiling light point.

Dining Room 11'1" x 10'9" (3.4 x 3.3)

The spacious Dining Room has wood flooring, central heating radiator, one centre ceiling light point and wall lights. The open plan layout leads into the Breakfast Room and a separate WC.

WC

The WC off the Breakfast Room is partially tiled and has a small sink unit.

Breakfast Room 10'9" x 6'10" (3.3 x 2.1)

The light and bright Breakfast Room has a polycarbonate roof, wood flooring, opens to the kitchen and has windows to the rear garden with a door leading out.

Kitchen 20'4" x 9'10" (6.2 x 3)

The kitchen offers a range of wall and base units for plenty of storage, ceramic sink, washing machine, dishwasher, fan oven with induction hob, microwave and fridge-freezer.

Bedroom One 15'5" x 9'10" max (4.7 x 3 max)

Bedroom One has a tall window to the rear and a small window to the side allowing lots of natural light. One centre ceiling light point and wall lights with door to en-suite.

Ensuite 6'2" x 4'3" (1.9 x 1.3)

The En-Suite is tiled with a sink, WC, electric radiator and shower cubicle.

Bedroom Two 8'6" x 11'5" (2.6 x 3.5)

Bedroom Two has a window to the front, radiator and centre ceiling light point.

Bedroom Three 11'5" x 7'10" (3.5 x 2.4)

Bedroom Three has a window to the front, radiator and centre ceiling light point.

Bathroom 10'7" x 6'5" (3.24 x 1.96)

The tiled family Bathroom has a freestanding bath, shower, sink, WC, obscure window to the rear and tall radiator.

Attic Room/Fourth Bedroom 16'10" x 12'4" into beams (5.14 x 3.78 into beams)

Stairs lead up to the bright and airy Attic Room/Fourth Bedroom with two Velux windows, ceiling lights and a radiator.

Externally

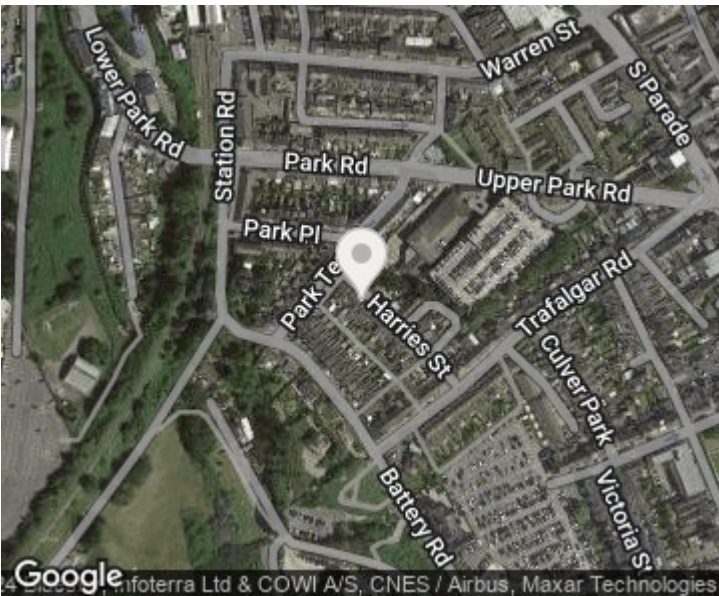
The property has a private tiered garden, slabs and steps, storage shed and a garage, accessed from the lane behind, with a gate leading out to the lane.

A conveniently located shower outside the sun room allows you to rinse off the sand and sea after a day on the Pembrokeshire beaches!

Please Note

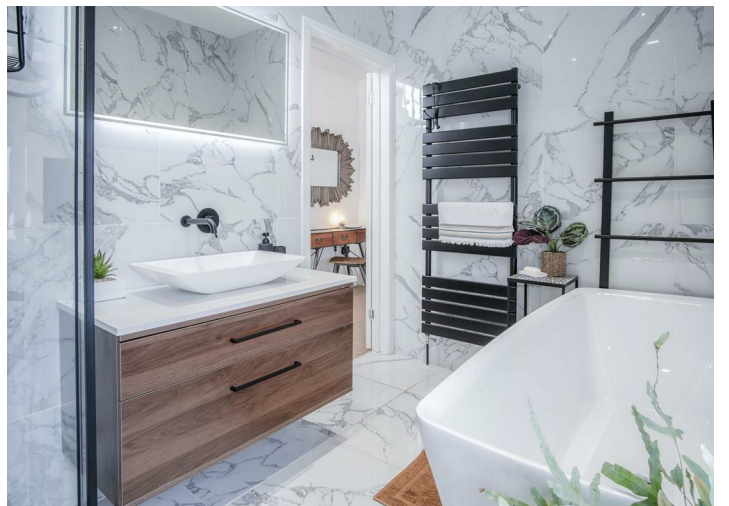
The Pembrokeshire County Council Tax Band is F - approximately £2498.40 for 2023/24

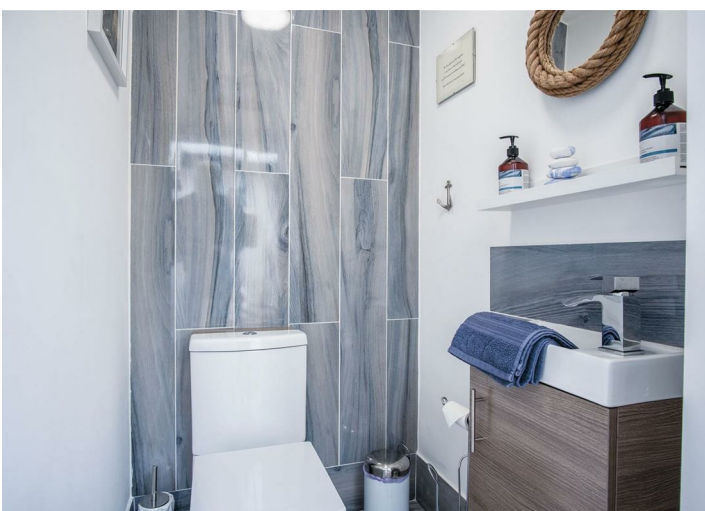
We are advised that mains electric, gas, water and drainage is connected to the property.

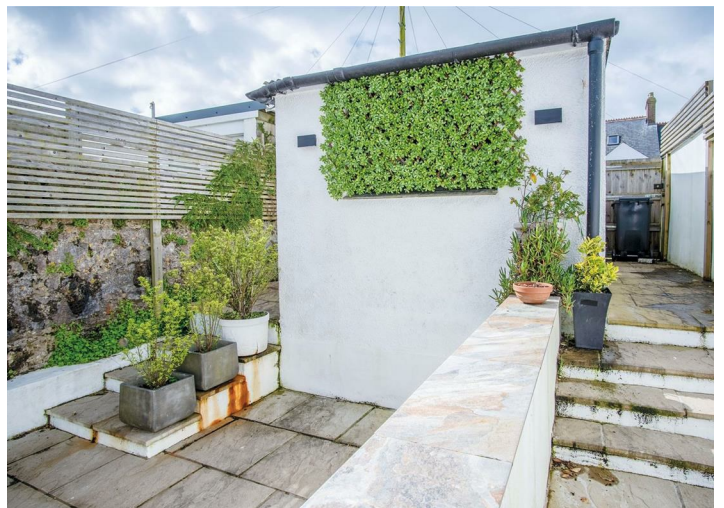


Drive into Tenby along the South Parade and take the left turn into Trafalgar Road, just past the Londis Store. Drive up Trafalgar Road and Harries Street is the first turning on the right-hand side. No.29 is towards the end of the road on the left.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	





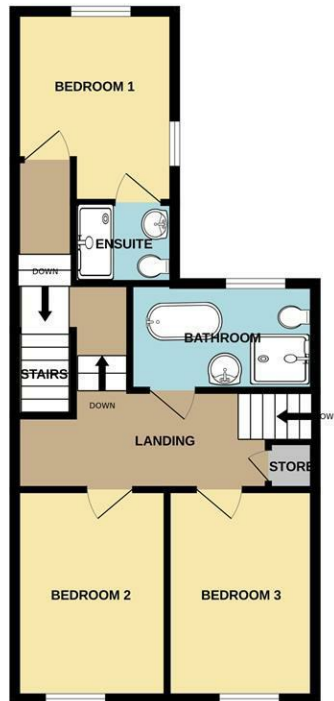


Floor Plan

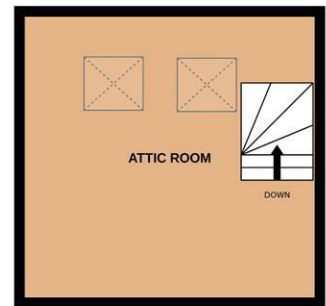
GROUND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



2ND FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA : 1394 sq.ft. (129.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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