



## Trafalgar Road, Tenby, SA70 7DW

£215,000



A two bedroom mid terrace house located just 200m from the town walls and a short walk to South Beach.

The property offers open plan living with the lounge/diner and kitchen on the ground floor. There are 2 double bedrooms and a family bathroom on the second floor with an attic room used as a third bedroom with ensuite cloakroom. The house also benefits from gas central heating and double glazing, however it requires modernisation and attention throughout.

Being in the centre of Tenby has the advantage of being close to amenities and attractions. Tenby is home to many tasty pubs, cafés, and restaurants, and also offers convenience stores for all of your essentials.



LOCK HOUSE C.1750



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



- **Mid-Terrace House**
- **Gas Central Heating**
- **Close to Town + Beaches**
- **Ideal Holiday Property or Family Home**

- **2 Bedrooms + Attic Room**
- **Feature Bay/Sash Windows**
- **Residents Parking Scheme**

#### Porch

A modern composite door opens into the porch area with its ornamental tiled floor. A doorway then leads through into the Lounge/Dining Room.

#### Lounge/Diner

A bright lounge with large uPVC picture sash window to the front. The room has 2 radiators, ceiling light point and understairs storage cupboard.

To the rear is the dining area with ample space for table and chairs. Door leads through to the Kitchen.

#### Kitchen

Kitchen area has a range of wall and base units, multi-pane window to the side, and uPVC door to the rear. There is space for undercounter fridge and washing machine, with gas hob, electric oven and stainless steel sink.

#### Bathroom

The partially tiled bathroom has an obscured window to front, with modern suite comprising tall chrome towel radiator, bath with electric shower over, pedestal wash hand basin, and WC.

#### Bedroom 1

Bedroom 1 has a large bay window to the front with a decorative feature fireplace and built in storage cupboard.

#### Bedroom 2

Bedroom 2 has a window to the rear of the property, freestanding wardrobe and built in storage, pedestal wash hand basin, and shower enclosure with electric shower.

#### Attic Room

The attic room has a Velux window, radiator, space for a bed, and a door leads to a convenient cloakroom.

#### Cloakroom

The cloakroom has a WC and wash hand basin, partially tiled walls and vinyl flooring with extractor fan.

#### Externally

To the rear of the property is a small courtyard, with space for e.g. a washing line or potted plants.

The small out building, that was previously an outside toilet room, houses the gas combi boiler.

#### Please Note

The Council Tax is Band D with Pembrokeshire County Council - £1729.66 for 2023/2024

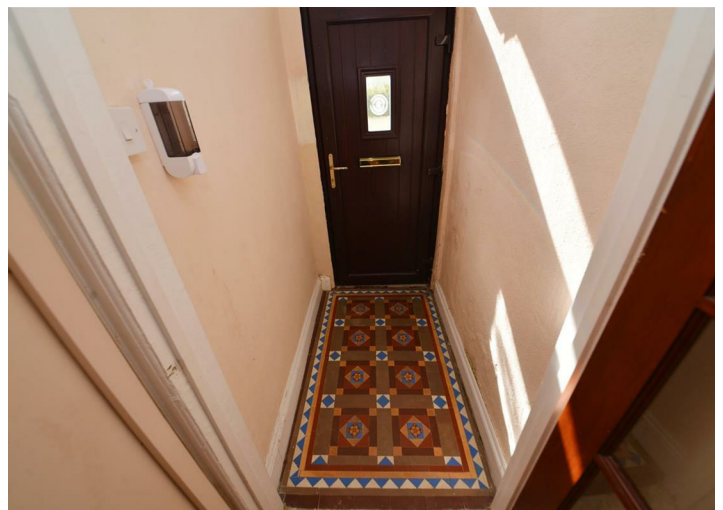
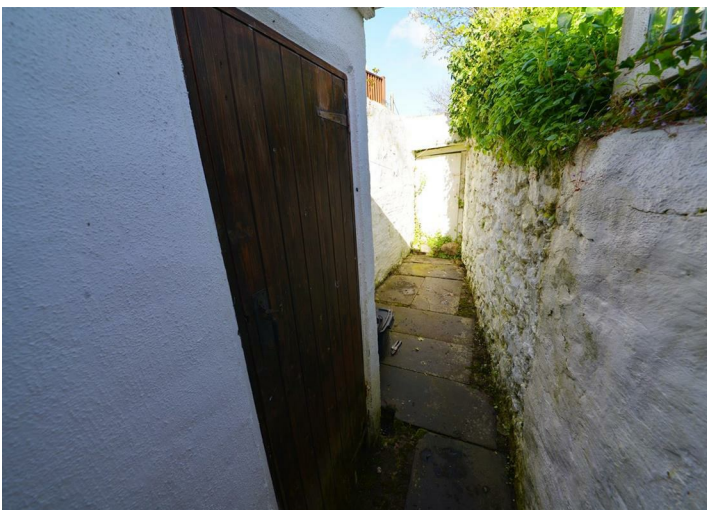
We understand that mains gas, electric, water and drainage is connected.



From the South Parade with the town walls on the left-hand side, follow the one way system round to the right and then turn immediately left onto Trafalgar road. No 27 is located on the right hand side opposite Cottage Mews.

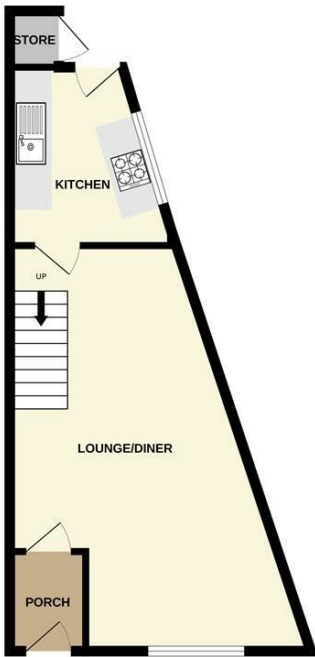
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>80</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>54</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		



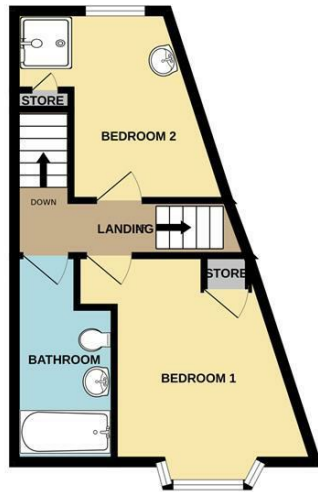


# Floor Plan

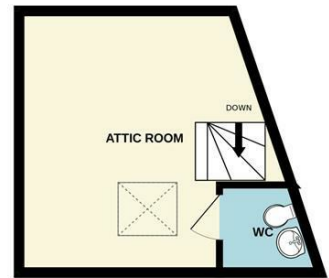
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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