



## Lower Frog Street, Tenby, SA70 7HX

£279,950



A charming Grade II listed cottage situated within the historic town walls, just a short stroll away from the sandy beaches which Tenby is renowned for.

The house has 'two bedrooms plus one', meaning there is a 3rd bedroom accessed via the 2nd, and there are a range of attractive features including a cosy lounge with wood burner and exposed stone walls, large main bedroom, and a sunny patio garden backing onto the town walls. The house doesn't have central heating and would benefit from modernisation throughout.

Lower Frog Street is a popular location in the heart of the town, and the house would make an ideal home or bolt-hole.

- **Within Tenby Town Walls**
  - **Original Features**
    - **Wood Burner**
  - **Quiet Cobbled Street**

- **Rear Patio Garden**
- **Short Walk to Beaches**
- **Close to Town Centre**
  - **Central Location**

#### **Porch 4'3"x 2'11" (1.3x 0.9)**

Enter through a timber door into the porch, with tiled floor, ceiling light and the electric meter. Glass panelled door opens to the lounge/diner.

#### **Lounge/Diner 23'7"x 11'5" max (7.2x 3.5 max)**

Single pane sash window to the front, a wood burner with feature exposed stone fire place and an additional original fire place with storage either side. The room has two ceiling light points and a wall mounted electric heater. A wooden staircase leads up to the first floor, with two single pane timber windows looking out to the rear garden.

#### **Kitchen 8'10"x 6'10" (2.7x 2.1)**

Galley style kitchen with tiled flooring and partly tiled walls. There's a range of wall and base units, electric hob, oven, extractor over, and plumbing for a washing machine. A door opens to the family bathroom, with uPVC double glazed window to side and door leading out to the garden.

#### **Bathroom 7'2" x 6'6" max (2.2 x 2 max)**

Partly tiled walls and tiled flooring, bath, wash hand basin and uPVC window to the rear. Door opens to the separate WC, with small timber window to the side.

#### **Bedroom One 12'1" x 11'1" (3.7 x 3.4)**

Large double bedroom with single pane sash window to the front, laid to carpet and a centre ceiling light.

#### **Bedroom Two/Three 10'9" x 7'6" / (3.3 x 2.3 / 2 x 5.1 max)**

Bedroom two is accessed off the hall, with carpet, centre ceiling light and a skylight. Further door leads into bedroom three, with its en-suite shower room.

There's a step down into the third bedroom, which has laid to carpet, rear uPVC double glazed window overlooking the garden, and a sliding door to en-suite.

#### **En-Suite 5'2" x 3'3" (1.6 x 1)**

Fully tiled room with electric shower in with glass screen and wash hand basin.

#### **Garden**

The sunny patio garden is accessed from the kitchen, and borders the historic town walls. The space is low-maintenance, and has a timber shed to the rear, outdoor light, and tap.

#### **Please Note**

The Pembrokeshire County Council Tax Band is D - approximately £1921.51 for 2024/25.

We are advised that there is mains water, electric and drainage to the property, although there is no gas or central heating system in the property.



## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                           |
|---------------------------------------------|----------------------------|-------------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                     |
| (92 plus) <b>A</b>                          |                            | <b>90</b>                                                                           |
| (81-91) <b>B</b>                            |                            |                                                                                     |
| (69-80) <b>C</b>                            |                            |                                                                                     |
| (55-68) <b>D</b>                            | <b>49</b>                  |                                                                                     |
| (39-54) <b>E</b>                            |                            |                                                                                     |
| (21-38) <b>F</b>                            |                            |                                                                                     |
| (1-20) <b>G</b>                             |                            |                                                                                     |
| Not energy efficient - higher running costs |                            |                                                                                     |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |  |

Lower Frog Street is found in the centre of Tenby just off the cross roads, shortly after entering the town via the Five Arches. Winkle Cottage is about half way down the street on the right hand side.









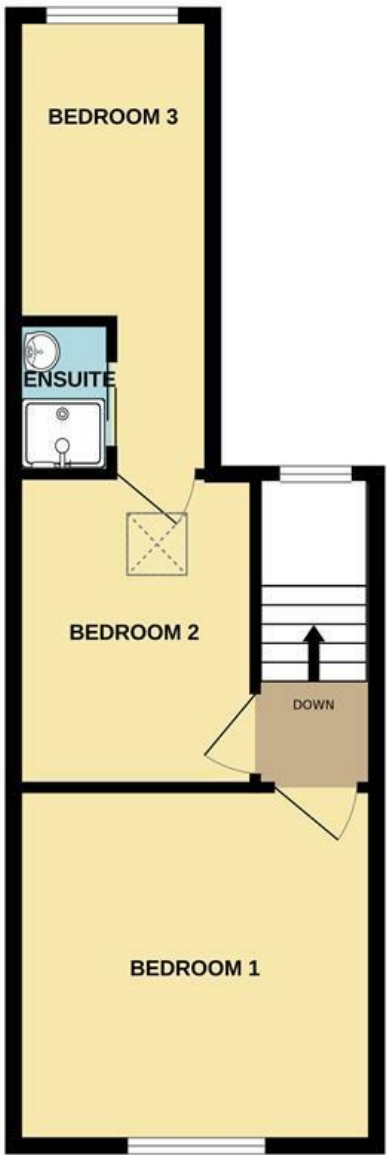


Floor Plan

GROUND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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