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8 Queens Parade
Tenby
SA70 7EH

£550,000

House - Mid Terrace
Freehold



Situated in the popular area of Queens Parade, this delightful mid-terrace house offers a perfect blend of original features and modern living. The house has 4 bedrooms, open plan kitchen/diner, 2 additional reception rooms and an attic conversion, making it an ideal home for families or those seeking generous living space.

The house benefits from spacious rooms with lots of natural light through the day, a courtyard garden to the rear, plus views towards Penally at the front.

One of the standout qualities of this property is its desirable location offering convenience just outside the town centre. There is residents' on-street parking to the front, and just a short stroll away, you will find the stunning beaches that Tenby is renowned for, with the vibrant medieval town and its amenities within easy reach.



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

- **Desirable Location**
- **Short Walk to the Beach**
- **Views Over Golf Course**
- **Attic Rooms**

- **Original Features**
 - **Patio Garden**
- **Solid Oak Flooring**
- **Large Bay Windows**

Entrance Porch/ Hallway

Timber door opens into the entrance porch with original tiled flooring, and a glazed timber door to the hallway which has Oak flooring. The timber staircase has original curved handrail and balustrades, with decorative wave-effect brackets typical of the era.

Living Room 15'1" max x 15'5" into bay (4.6 max x 4.7 into bay)

A bright room to the front of the property with a large timber bay window, with double glazing, wooden flooring, gas fire place and centre ceiling light.

Sitting Room 13'9" x 11'1" (4.2 x 3.4)

A 2nd reception room with oak flooring, centre ceiling light and double doors opening through to the kitchen.

Kitchen/Diner 18'4" max x 22'3" max (5.6 max x 6.8 max)

A large space offering a kitchen and dining area. There's both oak and tiled flooring, and the oak kitchen has a 5 ring gas range cooker, an aga, integrated dishwasher and fridge. A door leads to the utility and shower rooms.

Timber door leads to the sunroom, with natural light coming through the timber windows either side, and glazed skylight above.

Sun Room 6'10" x 16'4" (2.1 x 5)

Accessed from the kitchen/diner, the space has a glass roof, and sliding patio doors to the rear

allowing access to the garden.

Utility Room 7'6" x 4'7" (2.3 x 1.4)

A handy space with small timber window to the rear, sink and plumbing for washing, and housing the Vaillant gas boiler.

Wet Room 7'6" x 4'7" (2.3 x 1.4)

Partly tiled room with shower, WC, and sink. There is a small timber window, to the rear and a door leading out to the patio garden.

Bedroom One 12'5" max x 15'8" into bay (3.8 max x 4.8 into bay)

A spacious bedroom with large, double glazed, timber bay window to the front offering views towards Penally over the golf course, and enjoying the sun through the day.

Bedroom Two 13'1" x 11'5" max (4 x 3.5 max)

Another good-sized double bedroom, with double glazed hardwood sash window to the rear, built in storage space, and centre ceiling light.

Bedroom Three 6'6"x 8'2" max (2x 2.5 max)

Accessed through a dressing room of almost equal size, the room has exposed timber floorboards, feature fireplace, and double-glazed sash window to the side.

Dressing Room 10'5"x 8'10" min (3.2x 2.7 min)

In between the hallway and third bedroom, this versatile room has a window to the side.

Bedroom Four 9'10"x 10'5" (3x 3.2)

A single bedroom to the front of the property. The room has a centre ceiling light, and sash window to the front.

Bathroom 10'9"x 6'10" (3.3x 2.1)

Family bathroom with tiled flooring and partly tiled walls, WC, sink and bath, with spot lighting and sash window to the side.

WC 3'3"x 6'10" (1x 2.1)

Partly tiled upstairs toilet with WC, sink, and spot lighting.

Attic Rooms 18'0"x 8'10" (5.5x 2.7)

Stairs lead directly into attic room one, with a door leading into the second room. Both rooms have wooden panelling, exposed beams, skylight windows to the back and front, with some sea views and centre ceiling light.

Please Note

Pembrokeshire County Council tax is Band F, approximately £2775.51 for 2024/2025.

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



From our office, head through the Five Arches and turn right. Follow the road, taking a left turn into Trafalgar Road. At the end of the road, turn right onto Queens Parade and Number 8 will be found on the right-hand side.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







Floor Plan



Measurements are approximate. Not to scale. Illustrative purposes only
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