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## Lydstep Buildings Lower Frog Street Tenby SA70 7HY

£450,000

House - Terraced  
Freehold



A charming terraced family home in the heart of Tenby, the house offers an open-plan living & dining room space, modern fitted kitchen, 4 bedrooms (2 spacious double bedrooms, a single bedroom, and converted loft bedroom with en-suite shower), with family bathroom.

Set against the unique backdrop of Tenby's Historic Town Walls, the rear garden offers a peaceful outside space with lawn and seating areas.

This fantastic location offers close proximity to local amenities and attractions in Tenby, whether you are seeking a family home or investment opportunity this property will certainly impress.



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

- **4 Bedroom Family Home**
- **Open-Plan Living & Dining Room**
- **Enclosed Private Rear Garden**
- **Master Bedroom with En-Suite Shower**
- **Close to Local Attractions & Amenities**
- **Situated in Heart of Tenby Town Centre**
- **Newly Fitted Kitchen**
- **Set Against Tenby's Historic Town Walls**
- **Beautifully Presented Throughout**

**Porch & Entrance Hall 3'3" x 4'11" & 5'2" x 18'0" max  
(1m x 1.5m & 1.6m x 5.5m max)**

Entered through the timber front door the porch offers space for hanging coats and shoes. Enter through the second obscured glass panel door to the entrance hall with engineered wood flooring, central heating radiator, central ceiling light fitting and staircase.

**Living Room 11'4" x 11'9" (3.46m x 3.60m)**

The engineered wood flooring continues into the open plan living space with exposed stone fireplace currently housing electric stove heater, alcove cupboards either side of fireplace, sash window to the front with interior shutters, central ceiling light and central heating radiator.

**Dining Room 9'3" x 11'1" (2.82m x 3.38m)**

An open archway from the living room flows into the dining room creating an open-plan living space with a continuation of the engineered wood flooring. The dining area features a small exposed stone inglenook, recessed cupboard space, sash window to the rear with interior shutters, central ceiling light and central heating radiator.

**Kitchen 12'7" x 8'2" (3.85m x 2.5m)**

The newly fitted kitchen is beautifully in keeping with the cottage feel of the property boasting exposed old stone walls, ceramic tile flooring and exposed ceiling beams. The kitchen comprises of natural oak coloured base and floor to ceiling kitchen units with white marble laminate worktop featuring built-in Lamona 4-ring induction hob and grey composite 1.5 sink with mixer tap and draining board. Integrated appliances include; wine cooler, fridge freezer, washing machine, oven & grill. To the rear, the uPVC double glazed window and door with glass panel looks out to the rear

garden bringing in an abundance of natural light that is complimented by the recessed LED ceiling spotlights and further small window to the side of the property.

**Family Bathroom 7'10" x 7'8" (2.39m x 2.34m )**

Located on a half landing, this fully tiled family bathroom comprises of bath with shower over and glass shower screen, vanity unit with built-in sink and close coupled WC, wall mounted mirror, ceiling light fitting, extractor fan, storage cupboard, and obscured glass window to the rear.

**Bedroom 2 8'10" x 11'9" (2.7m x 3.6m)**

This double bedroom features a stunning sash bay window overlooking Lower Frog Street with interior shutters, exposed wood flooring, central ceiling light fitting, central heating radiator and utilises the thick walls of the stone built cottage to incorporate a double hanging rail.

**Bedroom 3 8'10" x 11'1" (2.7m x 3.4m)**

This double bedroom offers a sash window to the rear overlooking the garden with interior shutters, exposed wood flooring, central ceiling light fitting, central heating radiator and recessed wardrobe either side of the chimney breast from the lower floor.

**Bedroom 4 8'5" x 5'4" (2.57 x 1.64)**

A single bedroom, this room would also function as a peaceful office space with sash window to the front with interior shutters, wall-mounted electric heater, central light fitting and exposed wood flooring.

**Master Bedroom 15'7" x 12'0" max (4.76m x 3.68m max)**

This converted loft space offers a spacious master suite with plenty of head-height against the sloping ceilings. The room features built-in wardrobe space,

two double glazed skylights, central heating radiator and ceiling light.

#### Master En-Suite Shower Room

The en-suite comprises shower cubicle with electric powered shower, vanity cupboard with wash hand basin, wall-mounted cabinet and close-coupled WC.

#### Externally

The rear garden borders with Tenby's Historic Town Walls offering a unique backdrop to the garden with raised seating space to the far end, lawn and concrete pathway with raised bed to the side and a patio space outside the kitchen currently housing a garden shed. Running parallel to the kitchen a side passage offers a convenient space for bin storage or further garden shed for bikes and beach equipment.

Although there is no allocated parking with the property, a residents street parking scheme is available through Pembrokeshire County Council for residents of Lower Frog Street.

#### Please Note

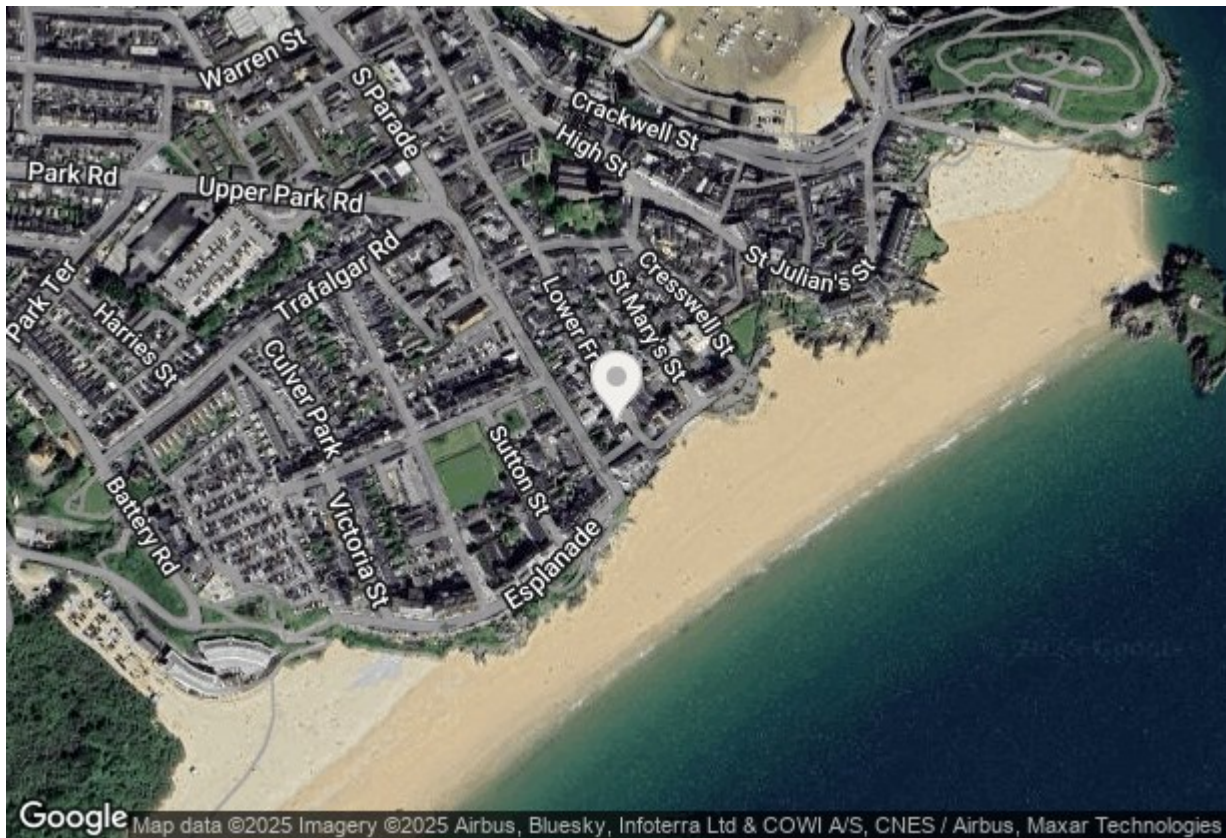
The property is located in Pembrokeshire Coast National Park.

The Pembrokeshire County Council Tax Band is E - approximately £2023.40 for 2023/24

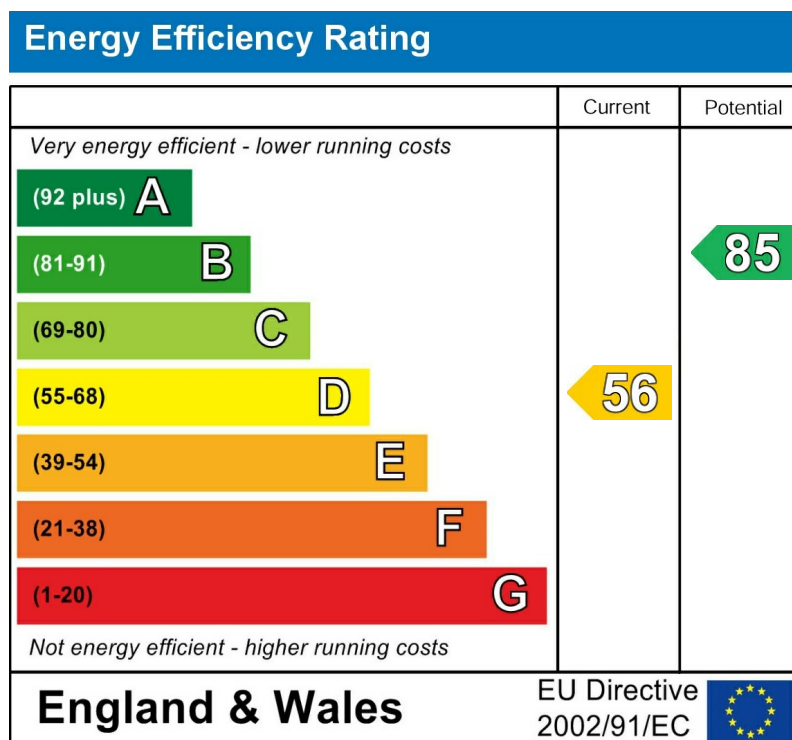
We are advised that mains electric, gas, water and drainage is connected to the property.

For information regarding broadband and phone signal please refer to the online Ofcom Checker.





From our Office in Tenby Town Centre, walk towards St Mary's Church and follow the road round to the left. Turn left at the crossroads onto Lower Frog Street, and the property is located half way along, on the right side of this road.



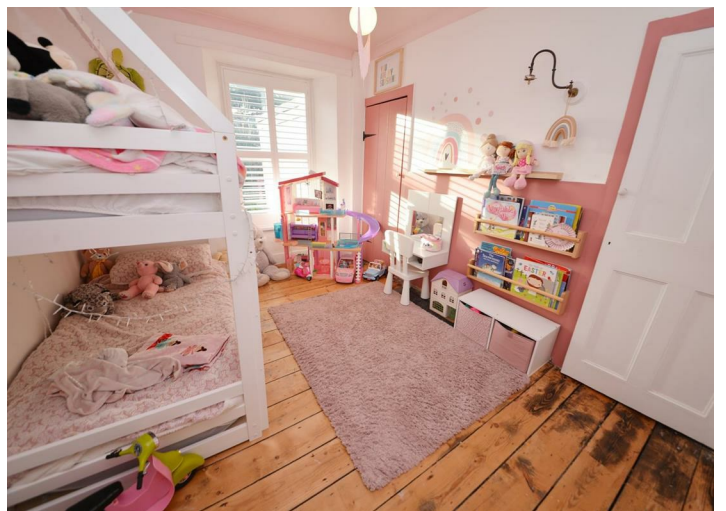
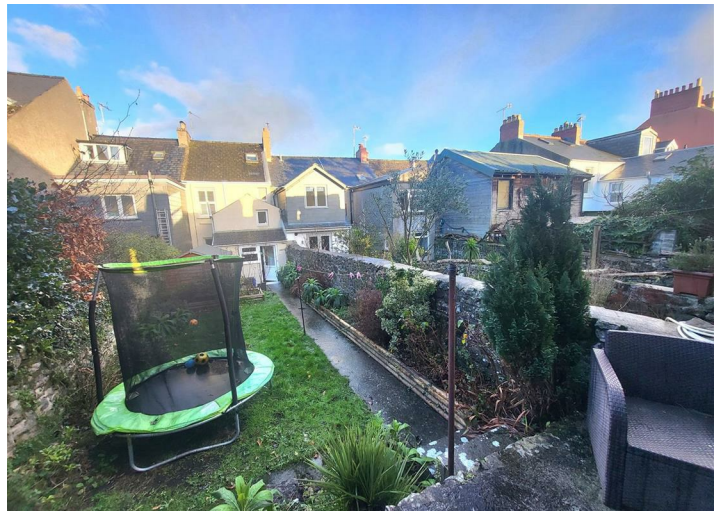






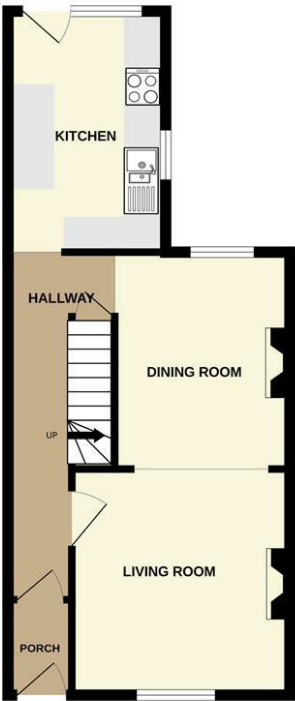






Floor Plan

GROUND FLOOR  
433 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR  
411 sq.ft. (38.2 sq.m.) approx.



2ND FLOOR  
236 sq.ft. (21.9 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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