



Lock House, St Julian Street, Tenby
Pembrokeshire, SA70 7AS

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5 Edward Street
Tenby
SA70 7LU

£250,000

House - Mid Terrace
Freehold



A cosy terraced house on a quiet residential street, just outside of Tenby Town Centre. The property has 3 bedrooms and an additional attic room, with open plan lounge/diner, separate kitchen, and family bathroom.

The house is deceptively spacious internally, and to the rear, has a courtyard with a storage shed. To the front, there is residents' on-street parking available on Edward Street.

The house is situated around the corner from a supermarket, and is a short walk to all the iconic beaches and the amenities that Tenby has to offer.



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



- **Terraced House**
- **Close To Town Centre**
- **Double Glazing**
- **Open Plan Lounge/Diner**

- **3 Bedrooms + Attic Room**
- **Enclosed Courtyard**
- **Central Heating**
- **Residents' Parking Scheme**

Entrance Porch

The entrance porch has centre ceiling light point, meter cupboard, and an frosted glass panelled door opens into the Lounge/Diner.

Lounge/Dining Room 22'3" x 15'8" max (6.8 x 4.8 max)

The Dining area has centre ceiling light point, uPVC double glazed window looking out over the front of the property, central heating radiator, open plan layout leading into the Lounge area.

The Lounge area has centre ceiling light point, uPVC double glazed window looking out to the rear courtyard, open fireplace with slate hearth, central heating radiator. Door opens into the Kitchen.

Kitchen 15'1" x 6'2" (4.6 x 1.9)

Fitted kitchen comprising gas hob, electric oven with extractor hood over, sink and drainer, space and plumbing for washing machine and dishwasher, central heating radiator, slate flooring, uPVC double glazed window and rear door opens out to the courtyard.

Bedroom One 9'2" x 9'10" (2.8 x 3)

A double bedroom with centre ceiling light point, and wall mounted light, uPVC double glazed window looking out to the rear of the property, central heating radiator.

Bedroom Two 12'1" x 8'2" (3.7 x 2.49)

Bedroom two has centre ceiling light point, uPVC double glazed window looking out to the front of the property, central heating radiator.

Bedroom Three 6'6" x 8'10" (2 x 2.7)

Bedroom three has centre ceiling light point, uPVC double glazed window looking out to the front, central heating radiator.

Bathroom 8'8" x 6'11" (2.66 x 2.12)

Partly tiled bathroom with slate flooring, bath with shower over, WC, and wash hand basin. uPVC obscure glass window to the side and uPVC window and half height door. Additionally, there is an airing cupboard which houses the boiler.

Attic Room 15'3" max x 17'1" into eaves (4.65 max x 5.21 into eaves)

Stairs lead up to the loft conversion. This has high beamed ceiling with centre ceiling light point, two Velux windows, eaves storage either side of the room and a radiator.

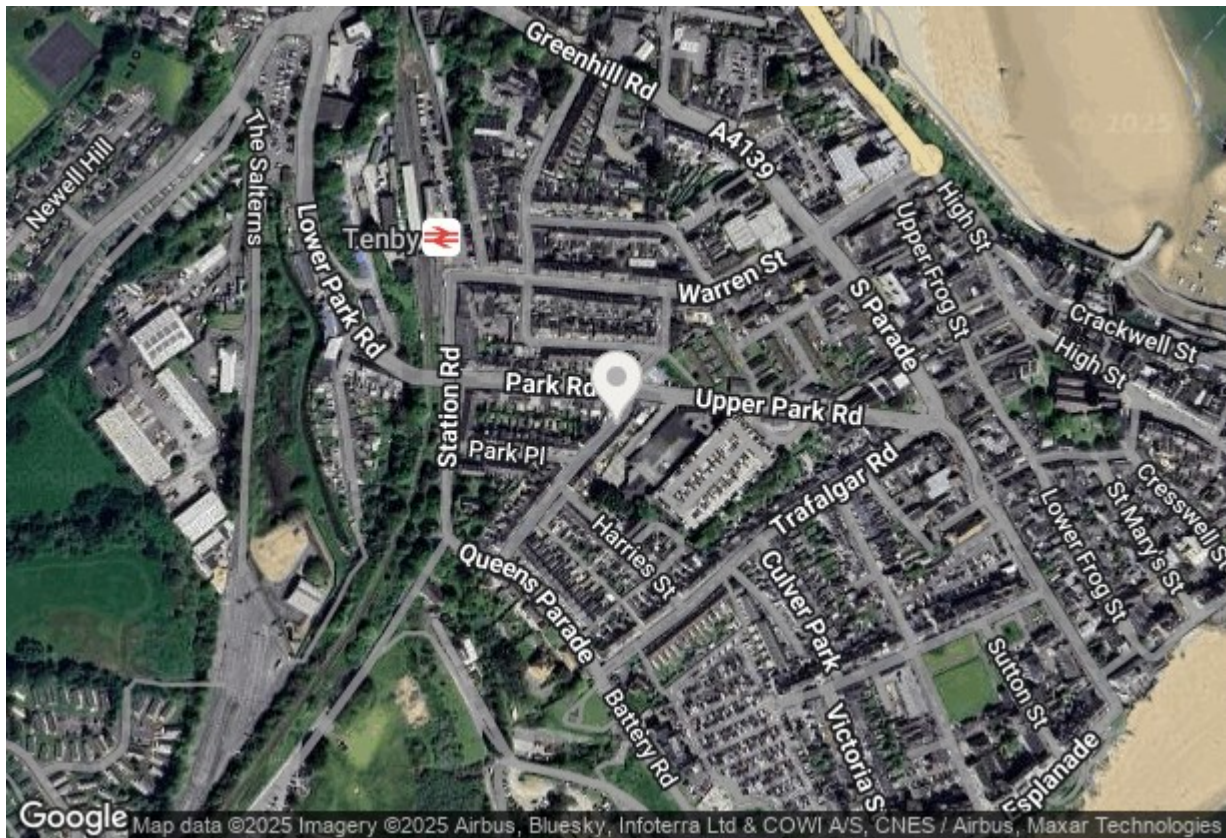
Externally

Outside to the rear of the property there is an enclosed courtyard, with a block-built shed which has centre ceiling light point and mains power. Four steps lead up to a rear path that runs along the back of Edward Street to Park Road.

Please Note

The Pembrokeshire County Council Tax Band is D - approximately £1,921.51 for 2024/25.

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



When heading along Tenby's South Parade with the Historic Town Wall on your left, follow the road bearing round to the right, down past the multi storey car park and Sainsburys supermarket and take the next left into Edward Street.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D	52	
(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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