



Lock House, St Julian Street, Tenby
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14 Seascape
Tenby
SA70 8JL

£410,000

House
Freehold



A well-presented home on a good-sized plot in an elevated position in Tenby. The house has 2 bedrooms (plus a garage conversion, used as an en-suite annexe), modern shower room, spacious living room, and large open-plan kitchen/diner, therefore offering a variety of living arrangements.

The property also offers distant sea views, allowing you to see over the sea to Caldey Island from the garden, kitchen and bedrooms.

To the front is ample parking for several cars, and the South facing (and relatively low maintenance) garden is ideal for those with green fingers.



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



- **Patio and Lawned Garden**
 - **Bright and Spacious**
 - **Annexe**
- **Walking Distance to Town**

- **Ample Parking**
- **Distant Sea Views**
 - **Quiet Estate**
- **No Onward Chain**

Entrance Hall

uPVC door opens into the hall, with stairs up and herringbone wooden flooring runs through into the kitchen/diner.

Kitchen/Diner 18'0" x 18'0" max (5.5 x 5.5 max)

Bright and spacious open plan kitchen/diner. The fitted kitchen has integrated appliances including fridge, freezer, wine fridge, sink, dishwasher, microwave, gas hob and electric oven range with extractor over.

There's an island with space to sit stools under, with further space for a table and chairs. Two patio doors open into the garden, and above the sink is a window with a view to Caldey Island.

Lounge/Sun Room 27'10" x 10'9" max (8.5 x 3.3 max)

Light and airy living space that is open to the sun room. There are windows to the front and sliding patio door to the rear. Gas fireplace, spotlights and carpeted flooring.

Utility Room 5'2" x 5'10" (1.6 x 1.8)

Wooden flooring runs into the dedicated utility room with wall and floor units with sink and drainer, space and plumbing for a washing machine, Worcester boiler and door out to rear.

WC

Ground floor cloakroom with WC and wash hand basin, heated towel rail and parquet flooring.

Bedroom One 13'1" x 10'9" max (4 x 3.3 max)

A double bedroom with South-facing dormer window with views. The room has eaves storage, built in wardrobe, carpet flooring, centre ceiling light.

Bedroom Two 13'1" x 10'9" max (4 x 3.3 max)

A 2nd double bedroom with built in wardrobes and

eaves storage, South-facing dormer window with views, carpet flooring, centre ceiling light.

Shower Room 7'6" x 5'2" (2.3 x 1.6)

Fully tiled room with walk-in shower, WC, sink in vanity unit, heated towel rail and window.

Annexe Bedroom 10'9" x 7'6" (3.3 x 2.3)

Currently being used as an additional bedroom (but could be utilised as a hobby room or office space) which is separate from the house, the room has the option to re-open into the house via the utility room. Wood flooring, sliding patio door to the rear garden and ceiling spotlights.

Annexe Shower Room 4'11" x 4'3" (1.5 x 1.3)

Modern suite comprising corner shower, WC, sink in vanity unit.

Externally

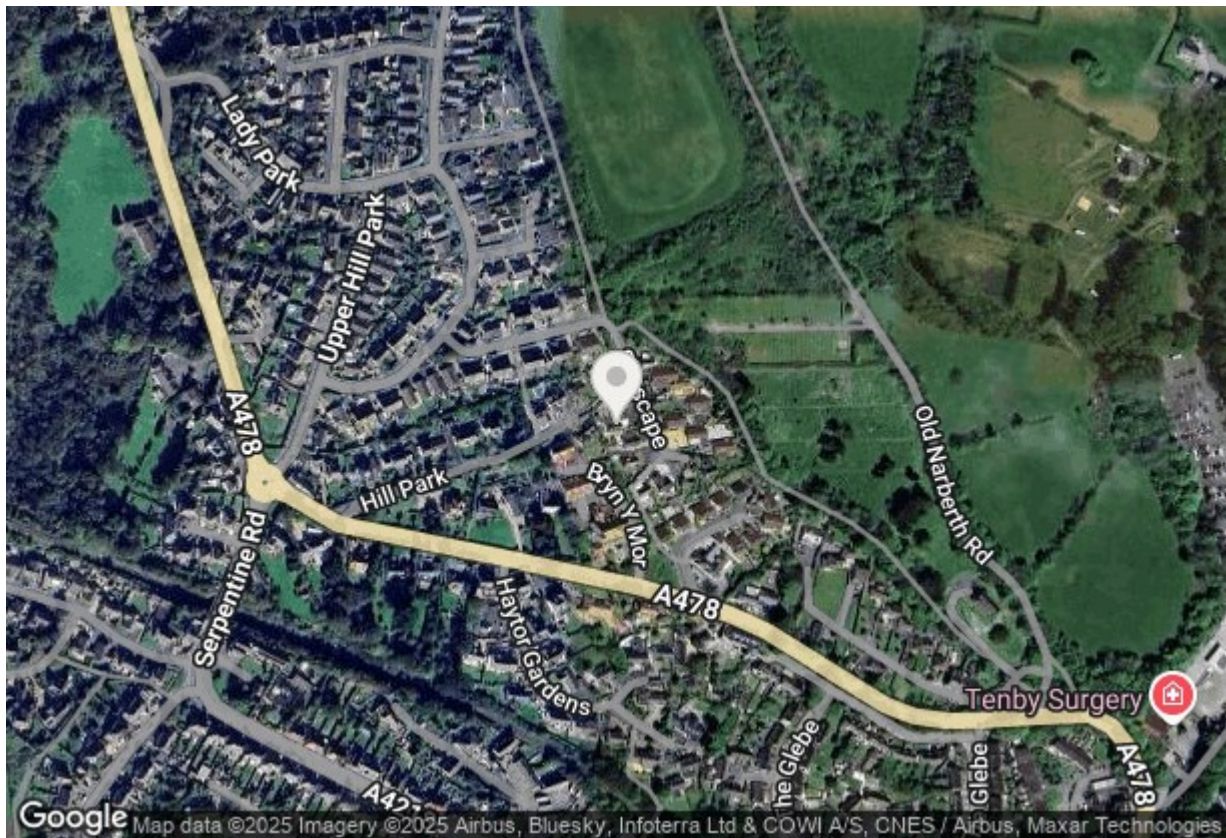
To the front of the house is a large driveway, with ample parking and shrub borders. The sunny garden has patio and lawned areas, with distant sea views, plus a garden shed.

Please Note

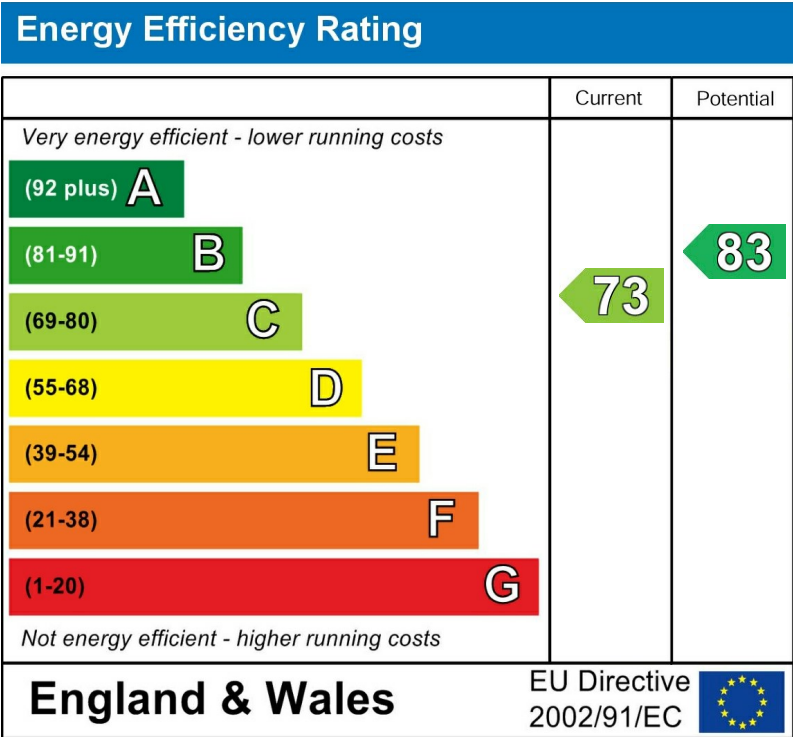
The Pembrokeshire County Council Tax Band is E - approximately for £2561.42 2024/25.

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

Gas central heating - Worcester boiler.



From our office head up through Tudor Square onto the seafront, drive straight over the mini round and follow the old Narberth Road. At the top turn right at the mini roundabout into Upper Hill Park. Take the first right, then take the next right, follow the road into Seascap and no.14 is on your right.











Floor Plan



Measurements are approximate. Not to scale. Illustrative purposes only
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