



Lawrenny, 3 Harding Villas, Tenby

Offers In Region Of £425,000

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## Lawrenny, 3 Harding Villas, Tenby

Lawrenny, 3 Harding Villas is deceptively spacious semi-detached house located within a short walk from Tenby town centre and the North Beach. The beautifully presented accommodation retains many charming character features and comprises Entrance Hall, Lounge, Dining Room, Kitchen, Utility Room and Wet Room on the Ground Floor, and Three Double Bedrooms, Family Bathroom and separate WC on the First Floor. The property benefits from a low maintenance south facing courtyard garden at the front, which extends through gated access at one side all around the property to the back and side, providing a lovely private space for al fresco dining and relaxing. There are the added benefits of gas central heating, and uPVC double glazing, and residents' permit parking is available at the front.







## The Property

### Reception Hall

Enter through uPVC door with stained glass pane with stained glass fanlight above into spacious Hallway. Staircase to First Floor with space underneath for a desk or to hang coats. Doors to Lounge, Dining Room, and Kitchen.

### Lounge

5.13m x 3.96m (16'10" x 13'0")

Large bay window with stained glass detail to front. Gas flame effect fireplace with tiled hearth and wooden mantel. Laminate flooring.







## Dining Room

4.27m x 3.05m (14'0" x 10'0")

Large window to rear.

## Kitchen/Breakfast Room

4.57m x 2.72m (15'0" x 8'11")

Window to side. Door to Utility Room. Fitted with a range of wall and base units with matching worktop. Inset stainless steel sink and drainer with mixer tap over. Space and connection for under counter fridge, freezer, and dual fuel cooker with extractor over. Door to large cupboard housing Vaillant gas combi boiler. Ample space for dining suite. Part tiled walls. Tiled floor.

## Utility Room

uPVC door to rear leading to the garden. Door to Wet Room. Built in cupboard with worktop over and space and connection for dishwasher, washing machine and tumble drier. Laminate flooring.



## Wet Room

Frosted window to side. Fitted with matching suite comprising WC and wash hand basin. Electric shower. Water resistant panelling to the walls. Non slip vinyl flooring. Extractor.

## First Floor Half Landing

Window to side. Doors to WC, Family Bathroom and Bedroom 3.

## WC

Window to side. WC. Vinyl flooring.



## Family Bathroom

Frosted window to side. Fitted with matching suite comprising bath with mixer tap and handheld shower attachment, pedestal wash hand basin, and mains shower in separate glazed enclosure. Part tiled walls. Laminate flooring.

## Bedroom 3

3.05m x 2.74m (10'0" x 9'0")

Window to side. Good sized Double Bedroom. Louvre doors to built in double wardrobes.

## Landing

Window to side. Doors to Bedrooms 1 and 2. Loft hatch. There is great potential to extend into the loft to create a fourth En Suite Bedroom.







### Bedroom 1

4.88m x 3.35m (16'0" x 11'0")

Two large windows to front. Very generous Double Bedroom.

### Bedroom 2

3.96m x 3.05m (13'0" x 10'0")

Large window to rear. Good sized Double Bedroom.

### Externally

The property is approached from the front over a paved pathway, with two tiled steps leading up to a low maintenance paved courtyard at the front of the property with neat hedge and wall boundaries and decorative floral planting. The path continues at the side through gated access to the rear and side, where there is an L shape courtyard garden enclosed by stone walls with raised beds and decorative pot plants; the perfect spot for al fresco dining.



### Property Information

We believe the property to be Freehold, with all mains services connected.

Council Tax Band E.

### Directions

From our office in Upper Frog Street proceed to the top of the street and turn left into White Lion Street. Continue straight over the crossroads into Warren Street. Take the first right and follow the road round to the left, No. 3 will be found on the right hand side as indicated by our For Sale Board.



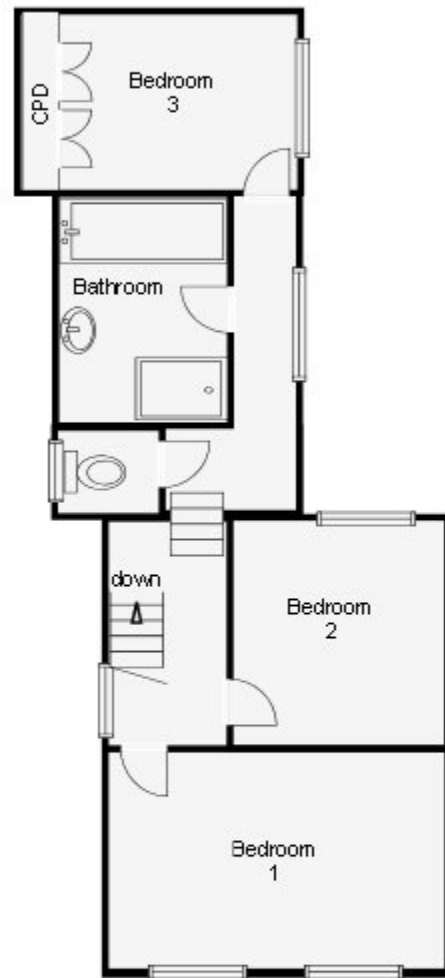




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		



Ground Floor  
For illustrative purposes only, not to scale.



First Floor  
For illustrative purposes only, not to scale.