



The Briary, 5 Queens Parade, Tenby

Offers In Region Of £575,000

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## The Briary, 5 Queens Parade, Tenby

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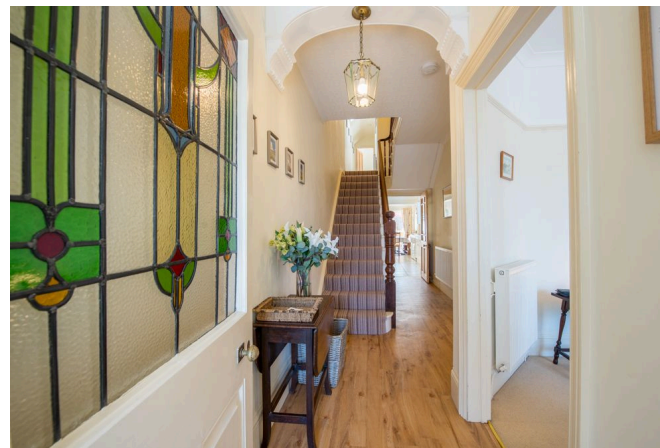






## The Property

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## Storm Porch

Enter through ornate Storm Porch with pitched roof, glazed to each side with integral seating.

## Porch







## Hallway

Staircase to First Floor with large cupboard under. Doors to all rooms.

## Lounge

4.78m x 4.55m (15'8" x 14'11")

Large bay window to front. Electric flame effect fireplace with wooden mantel and polished slate hearth with feature alcoves to each side.

## Living Room

4.06m x 3.84m (13'4" x 12'7")

Large window to rear. Alcoves with built in cupboards.

## Kitchen/Dining Room

7.7m x 2.82m (25'3" x 9'3")

Spacious open plan space with two large windows to the side and sliding glazed doors to the rear leading to the sun terrace.

## Kitchen

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 dual fuel cooker with extractor over, fridge freezer, washing machine and dishwasher. Wall mounted Vaillant gas combi boiler with smart thermostat controls. Part tiled walls Tiled floor.

## Dining Area

Ample space for family sized dining suite.

## First Floor Half Landing

Doors to Bathroom, WC and Bedroom 4. Velux to the side.

## Bedroom 4

3m x 2.79m (9'10" x 9'2")

A good sized Double Bedroom. Window to the side.

## Bathroom

Frosted window to side. Fitted with matching modern suite comprising panel bath with mixer tap over, pedestal wash hand basin with shaving light over, and mains shower in separate glazed enclosure. Part tiled wall. Vinyl flooring. Heated towel rail. Extractor.





## WC

Window to side. WC.

## First Floor Landing

Doors to Bedrooms 1, 2 and 3. Loft hatch. There is great potential to convert the loft to additional accommodation - the current owners have previously obtained preliminary planning permission to create a fifth bedroom with Velux balcony windows.

## Bedroom 1

4.78m x 3.33m (15'8" x 10'11")

Generous Double Bedroom. Bay window to front enjoying wonderful sea and countryside views over South Beach and towards Giltar Point and beyond. Double doors to two built in wardrobes



## Bedroom 2

3.86m x 3.86m (12'8" x 12'8")

Generous Double Bedroom. Large window to the rear.

## Bedroom 3

3.35m x 2.06m (11'0" x 6'9")

Good sized Single Bedroom, perfect for bunk beds or for use as a Home Office. Large window to the front enjoying wonderful sea and countryside views. Doors to built in wardrobe with cupboard over.

## Externally

The property is approached from Queens Parade over a low maintenance courtyard with low stone walls and ornate railings. At the rear is a sizeable paved rear garden which offer a wonderful spot for al fresco dining and barbequing. Gated access from here to a lane from Church Park makes coming home with surfboards and beach paraphernalia easy, with



## Property Information

We are advised the property is Freehold, with all mains services connected.

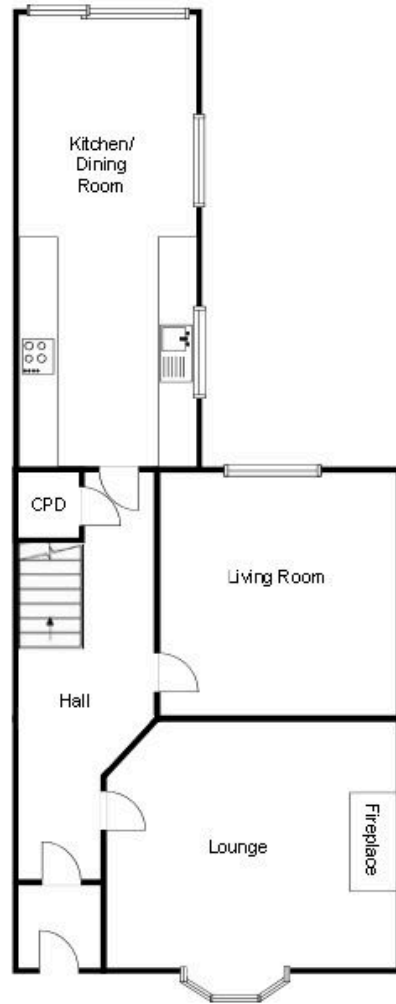
The property can be sold fully furnished as a going concern to include the holiday letting website and dedicated email address.

5 Queens Parade is also known by "Y Traethdy"

## Directions

From our office proceed on foot through the Five Arches and turn right. Continue for a short distance then cross over the road at the junction taking the left turn into Trafalgar Road. At the end of the road, turn right onto Queens Parade and Number 5 will be found on the right after a short distance.

Ground Floor  
For illustrative purposes only, not to scale.



First Floor  
For illustrative purposes only, not to scale.