



2 Lexden Cottages, Lower Frog Street, Tenby

Offers In Region Of £345,000

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The Property

A character filled cottage located with the historic fortified town walls of Tenby. Centrally located on Lower Frog Street, this lovely house is just yards from the many attractions this popular seaside resort offers, such as the Esplanade which overlooks the South Beach, the town centre and the working harbour. The versatile accommodation is arranged over three floors and comprises Entrance Porch, Lounge and Kitchen/Dining Room on the Ground Floor and Two Bedrooms and a Family Bathroom on the First Floor. There is also a spacious Third Bedroom in the attic, and a large Cellar which is excellent for storage. Externally there is a low maintenance courtyard garden, the perfect spot for al fresco dining and relaxing in the sunshine. Currently a popular holiday letting property, 2 Lexden Cottage is equally suited for use as a full time residence due to it's proximity to the local amenities and schools of all levels. Viewing is highly recommended.



Porch

Enter through hardwood glazed door with fanlight above into Porch. Glazed door to Lounge.

Lounge

4.29m x 3.89m (14'0" x 12'9")

Large uPVC sash window to front. Stairs to the first floor with internal window to the Kitchen. Door to Kitchen/Dining Room. Characterful alcoves with integral storage provide interest to the room.



Kitchen/Dining Room

3.96m x 3.4m (12'11" x 11'1")

Window to the rear and glazed uPVC door with fanlight to rear courtyard garden. Door to cellar. Doors to built-in storage cupboards, one housing wall mounted Worcester gas combi-boiler. Vintage Bakelite wood/coal fired stove and fire with tiled hearth. Fitted with a range of wall and base units with matching worktop. Inset stainless steel sink and drainer with mixer tap. Integral 4-ring gas hob and electric oven with extractor over. Space and connection for under-the-counter fridge, freezer, washing machine and dishwasher. Part tiled walls. Quarry tiled floor. Ample space for family sized dining suite.

Cellar

3.81m x 3.81m (12'6" x 12'6")

A large Cellar which extends under the front of the house offering excellent storage.

Landing



Master Bedroom

3.89m x 3.89m (12'9" x 12'9")

Large Double Bedroom with uPVC sash window to the front. Double built-in wardrobes.

Bedroom 2

3.07m x 2.96m (10'0" x 9'8")

uPVC window to the rear.

Bathroom

Frosted window to the rear. Fitted with matching suite comprising panel bath with mains shower over, WC and pedestal wash-hand-basin. Heated towel rail. Part tiled walls. Vinyl flooring.

Bedroom 3

3.81m x 5.21m (12'6" x 17'1")

A generous third Double Bedroom with two Velux windows to the front and two to the rear. Vaulted ceiling with exposed beams and hatched eaves.

Externally

A pretty, low maintenance courtyard garden enclosed by stone walls, with decorative shrubs, and a stone outbuilding ideal for storing beach paraphernalia. The outbuilding (originally the privies) is divided between 2 Lexden Cottage and the two neighbouring properties; the neighbours having access either side to their parts. The Residents' permit parking is available at the front, with additional free on street parking spaces available nearby.

Property Information

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

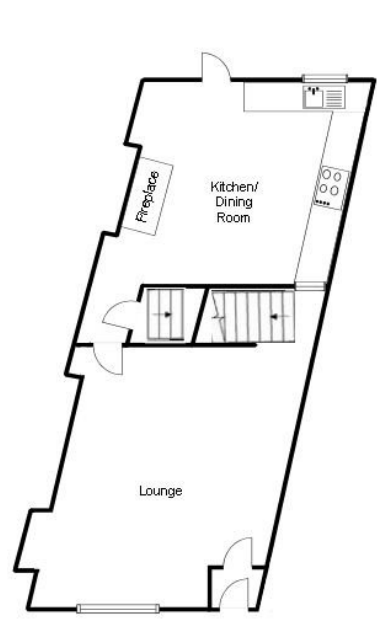
Council Tax Band E.



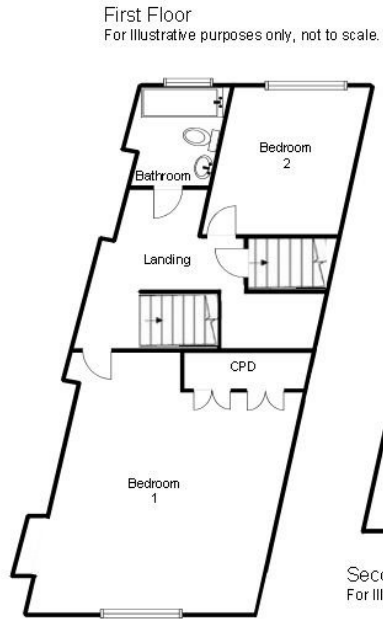


Directions

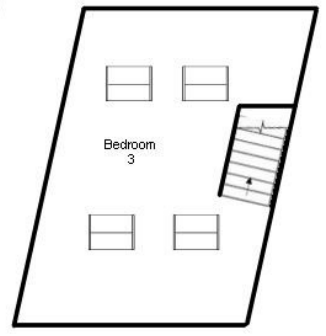
From our office, turn left and proceed towards the bottom of Lower Frog Street. 2 Lexden Cottages will be found on the left hand side about half way down.



Ground Floor
For illustrative purposes only, not to scale.



First Floor
For illustrative purposes only, not to scale.



Second Floor
For illustrative purposes only, not to scale.



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