



**Hawtree Cottage The Green
Tenby
SA70 8EY**

£285,000

House - Semi-Detached
Freehold



A beautifully presented 2-bedroom cottage offering modern comfort and original character features. The house is a short distance away from the stunning beaches and town centre, with a residents parking scheme available.

The downstairs comprises an open plan lounge/diner, with a modern and well-appointed kitchen to the rear with shower room beyond. Upstairs are the 2 double bedrooms.

Patio doors open from the living area to a split-level garden, offering a private outdoor space, enclosed to the rear by a tall stone wall. The front door is set back from the street, with an iron gate opening into a south facing patio.



LOCK HOUSE C. 1750



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



- Well Presented Property
 - Rear Garden
 - Open Plan Layout
 - Double Glazing

- Recently Refurbished
- Modern Kitchen and Shower Room
- 2 Double Bedrooms
- Central Heating

Lounge / Diner 11'7" x 22'6" (3.54 x 6.87)

Enter the open plan room through the front door, via an entrance porch area.

The room opens out into a spacious seating area, and space for dining table beyond. There is a understairs cupboard and opening through to the kitchen.

Kitchen 6'1" x 11'2" (1.87 x 3.41)

Kitchen is towards the rear of the property and comprises a number of modern wall and base units, with inset sink, integrated oven and hob with extractor over, and integrated tall fridge freezer. A large window to the side looks out to the split-level garden.

Shower Room 5'8" x 6'9" (1.74 x 2.07)

A modern shower room with large walk-in shower cubicle, WC, and sink, with a heated towel radiator and cupboard housing the combi boiler. There is an obscure window to the side.

Bedroom One 11'5" x 10'4" (3.48 x 3.17)

A good-sized double bedroom to the front, with 2 South-facing windows, and original feature fireplace.

Bedroom Two 8'11" x 11'4" (2.72 x 3.47)

A double bedroom to the rear, with a window looking over the garden, and original feature fireplace.

Garden

The split-level garden is laid with patio slabs and accessed off the lounge/diner through French

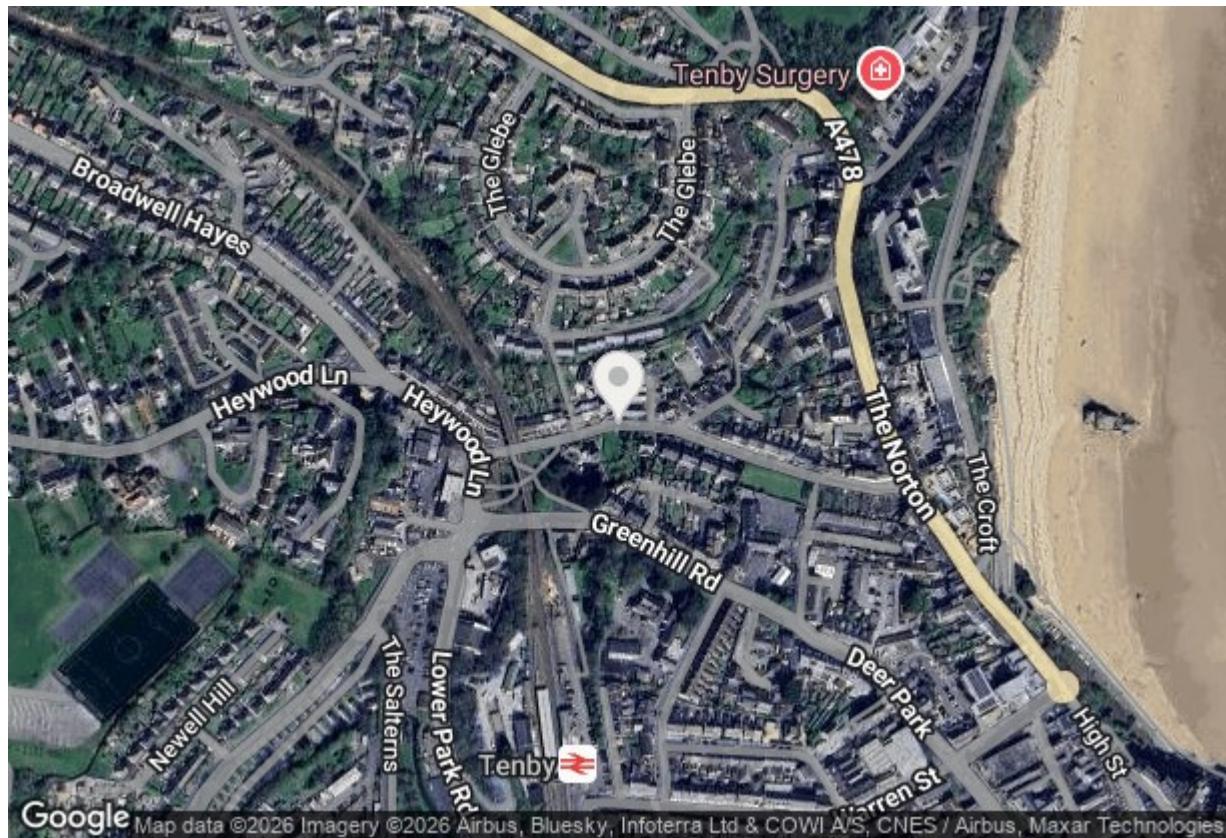
doors. Steps lead up to the rear terrace, enclosed by a large natural stone wall, and a glass and chrome balustrade to the front, with wooden fence to the side.

The front garden is enclosed by stone walls and iron railings to the front, with an iron gate opening from the pavement.

Please Note

The Pembrokeshire County Council Tax Band is D - approximately £1,862.85 for 2025/26.

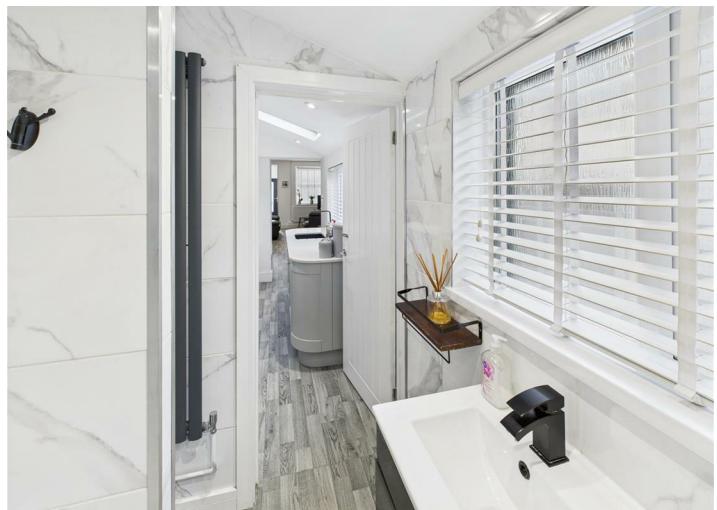
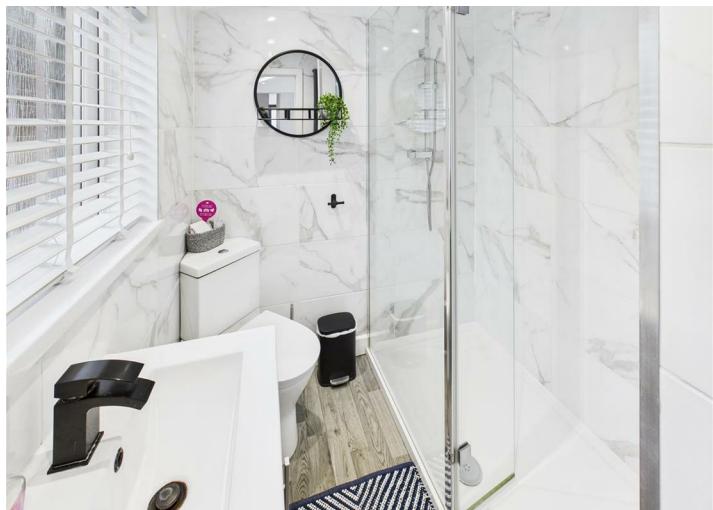
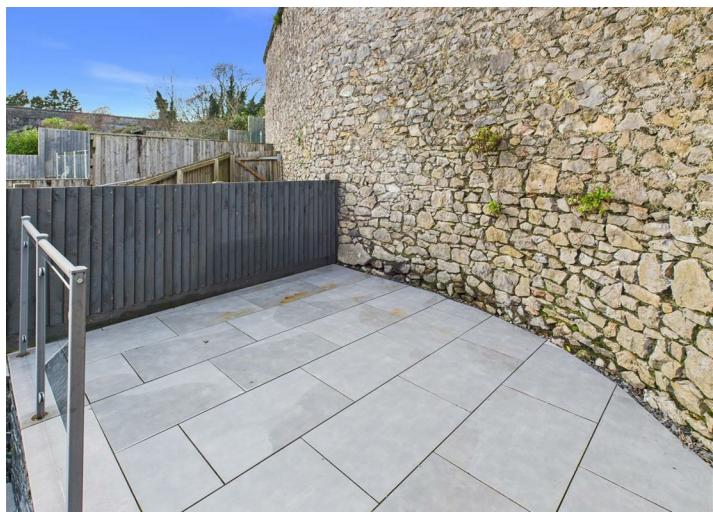
Mains gas, water, electric and drainage are connected.

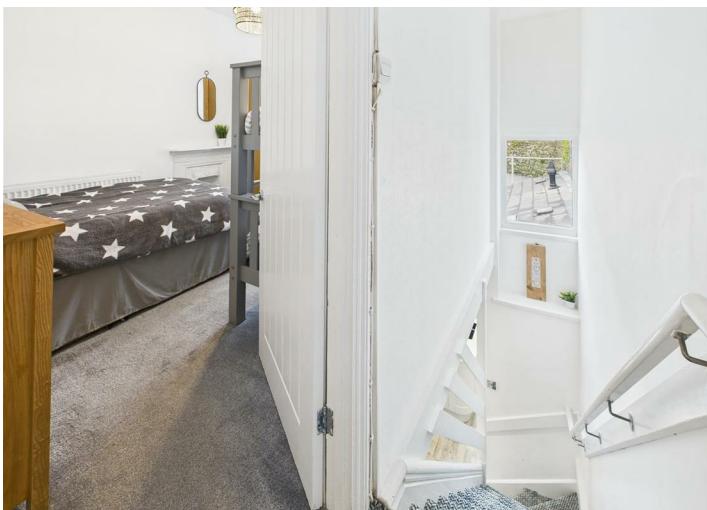


The property is found at the bottom of St Johns Hill, shortly after Rectory Court and before The Evergreen pub.

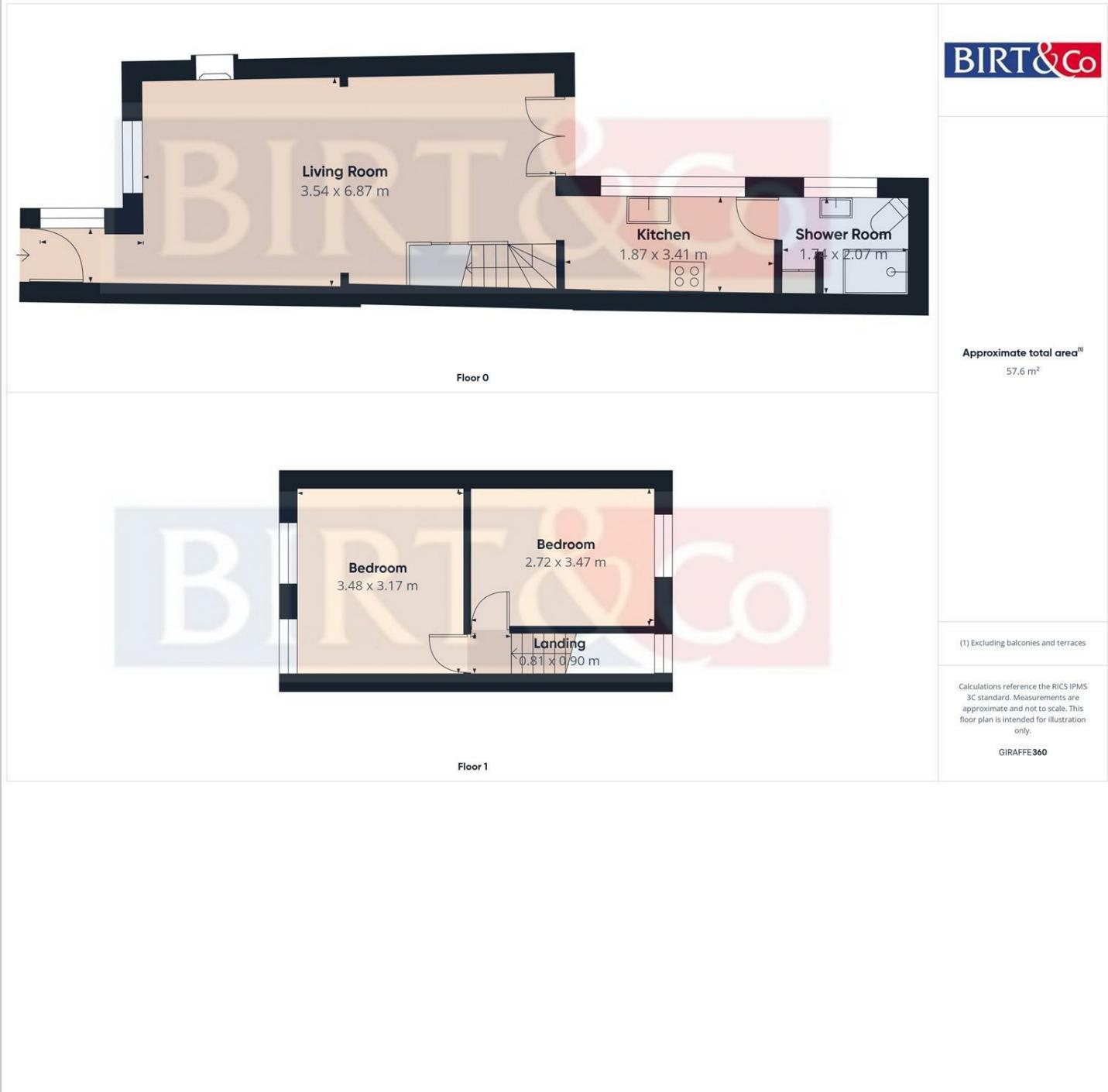
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Floor Plan



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