



Lock House, St Julian Street, Tenby  
Pembrokeshire, SA70 7AS

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Trafford Cottage 2 Greenhill Road  
Tenby  
SA70 7LG

£320,000

House - Terraced  
Freehold



A well-presented and deceptively spacious upside-down house in Tenby town, set over 3 levels, with an open plan living area maximising space and light.

The house features three well-proportioned bedrooms and two bathrooms providing ample accommodation for families and guests. The bright and airy living space is located on the upper level, allowing an abundance of natural light, with an external decked seating area.

Just a short stroll away, you will find the beautiful beaches, picturesque harbour, and a variety of shops and restaurants that Tenby has to offer.



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



- **\*Chain Free\***
- **Two Bathrooms**
- **Feature Exposed Beams**
- **Shops & Restaurants Nearby**

- **Three Bedrooms**
- **Renovated in 2009**
- **Short Walk to Beaches & Harbour**
- **Successful Holiday Let**

#### Living Room 17'4" x 13'1" max (5.3 x 4 max)

A bright and spacious first floor living room with vaulted ceiling and exposed beams, two windows to the front and Velux windows above, with spotlights and two radiators.

#### Kitchen 13'9" x 8'10" (4.2 x 2.7)

Opening from the living area, the kitchen has wall and floor units, electric oven and microwave oven, induction hob, washing machine and dishwasher. The floor is tiled with spot lighting above and a radiator. There is a large window to the rear and sliding patio doors lead out to the external decked balcony area.

#### Bedroom One 11'9" x 8'10" (3.6 x 2.7)

A ground floor bedroom with built in wardrobe space, en-suite bathroom and a radiator. Patio doors open to a small outside space for fresh air.

#### En-suite 6'2" x 4'11" (1.9 x 1.5)

Fully tiled en-suite with bath, shower over, WC, wash hand basin in vanity unit, and a heated towel rail.

#### Bedroom Two 11'9" x 7'6" (3.6 x 2.3)

Ground floor bedroom has window to the front, centre ceiling light, radiator and laminate flooring.

#### Shower Room

Fully tiled shower room has corner shower cubicle, WC, sink in vanity unit and a heated towel rail.

#### Bedroom Three 13'5" x 10'9" (4.1 x 3.3)

A spacious basement bedroom, with understairs storage cupboard, radiator, and a window to the front.

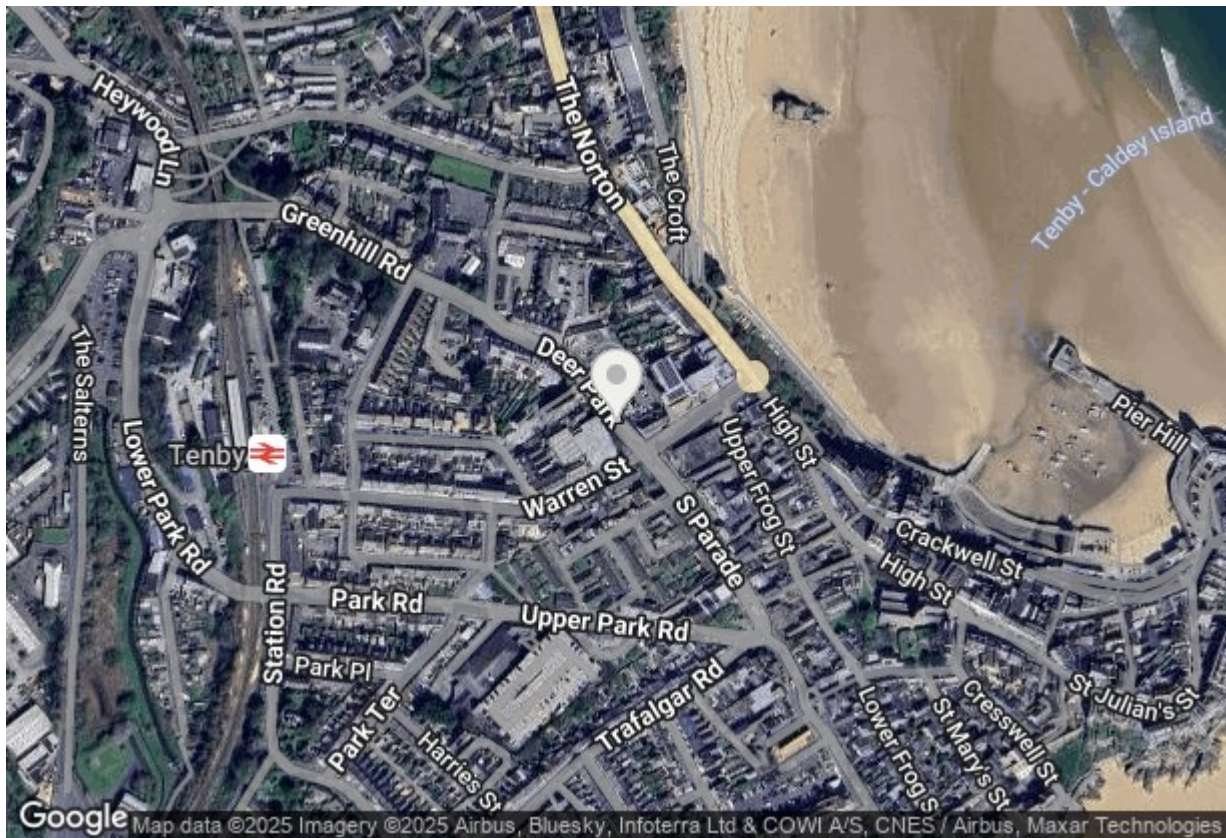
#### Please Note

The Pembrokeshire County Council Tax Band is D - approximately £2,095.71 for 2025/26.

Completely renovated and reconfigured in 2009 with new electrics, uPVC double glazed windows, and gas central heating with a Vaillant boiler which is serviced annually.

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





From our office head up through Tudor Square, keeping the church to your left. Continue along the High Street and turn left at the mini roundabout into White Lion Street. Turn right at the crossroads into Greenhill Road and Trafford Cottage is on your right.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	









Floor Plan



Measurements are approximate. Not to scale. Illustrative purposes only  
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