



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

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7 South Cliff Street
Tenby
SA70 7EB

£325,000

House
Freehold



A large townhouse in a desirable location just outside of the Town Centre, only 200m away from the seafront. The house is currently registered as 2 flats, but it would make an impressive property set over 4 floors.

The property requires extensive repair and improvement throughout, and would make an exciting renovation project.

The house has the benefit of a large rear garden, which can also be accessed via a side-lane from Picton Road. Also, there is residents' permit parking scheme on the road outside.



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

- **Townhouse with Garden**
- **Repair and Refurbishment Required**
- **Quiet Location**
- **Registered as 2 Flats**

- **Renovation Project**
- **Close to Town Centre**
- **200m to Seafront**

Garden Flat

Both the ground floor and upper flat are accessed through the main front door, via an internal porch. The ground floor of the property has the benefit of access to the garden from the rear. It comprises a spacious lounge to the front, opening into a dining room/kitchen, with 3 bedrooms and a bathroom to rear.

There is also access to the basement from the rear hallway, underneath the main staircase.

Lounge (Garden Flat) 16'0" into bay x 12'1" (4.9 into bay x 3.7)

Kitchen/Dining Room (Garden Flat) 14'5" x 11'5" (4.4 x 3.5)

Bedroom 1 (Garden Flat) 9'6" x 9'2" (2.9 x 2.8)

Bedroom 2 (Garden Flat) 9'2" x 6'10" (2.8 x 2.1)

Bedroom 3 (Garden Flat) 6'10" x 6'6" (2.1 x 2)

Bathroom (Garden Flat)

Upper Flat

The rest of the property is set over the 1st - 3rd floors. It comprises 3 bedrooms, lounge, kitchen, bathroom and separate WC, with large attic space.

Lounge 17'4" x 11'5" (5.3 x 3.5)

Kitchen 13'5" x 10'9" (4.1 x 3.3)

Bedroom 1 15'5" x 8'10" (4.7 x 2.7)

Bedroom 2 10'9" x 10'2" (3.3 x 3.1)

Bedroom 3 13'1" x 7'10" (4 x 2.4)

Half Landing

(3m x 2.2m max)

Attic Room 17'4" x 16'8" (5.3 x 5.1)

Garden

The rear garden is enclosed by a stone wall, and accessed from both the rear of the house, and via an access lane off Picton Road.

Please Note

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

Council tax:

Flat 1 = Band D

Flat 2 = Band E

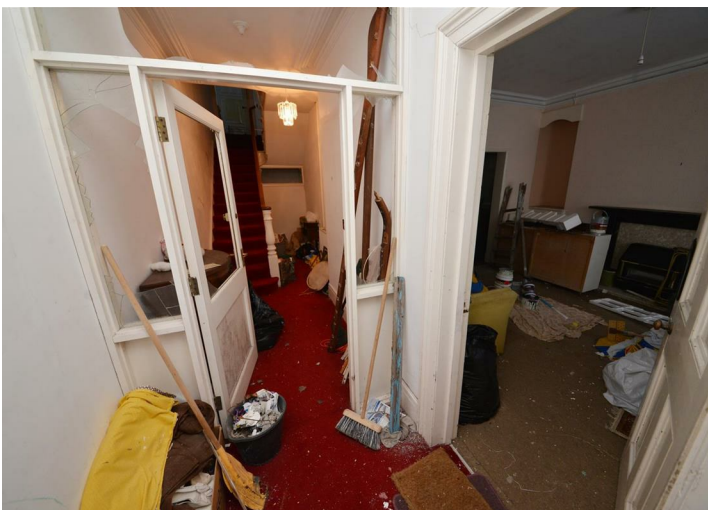


South Cliff Street is on the Southerly side of town, between the Esplanade and the Town Walls. The property has a Birt&Co board to the front.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		66
(39-54) E	38	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	







Floor Plan



TOTAL FLOOR AREA : 2146 sq.ft. (199.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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