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

Telephone; (01834) 842204
Email; sales@birtandco.co.uk

www.birtandco.co.uk

34 North Close
Saundersfoot
SA69 9LT

£269,950

House - Semi-Detached
Freehold

3 | 1 | 1 | EPC = pending

A semi-detached family home, on a corner plot in the popular village of Saundersfoot. Internally, there are 3 bedrooms, with a kitchen/diner, separate lounge, family bathroom, WC/utility, with a handy boot room.

The house offers ample off-street parking for several cars and has a garden and enclosed patio area.
The garage makes for an ideal workshop off the driveway, and there's an additional smaller storage room behind, from the patio area.

The property would benefit from some modernisation but has been well looked after by the current owner, with new windows and combi boiler recently installed.

LOCK HOUSE C. 1750

The Property Ombudsman

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

RICS

- **3 Bedrooms**
- **Parking for Several Cars**
- **Corner Plot**
- **New Windows**
- **Large Kitchen/Diner**
- **Garage**
- **Modern Boiler**
- **Short Distance to Village Centre**

Living Room
A bright living room with a feature fireplace and slate hearth, and double patio doors opening to the enclosed patio.

Kitchen / Diner
The bright room stretches from the front to the back of the house, with a tiled floor, windows on both sides, and a porch to the rear. The kitchen has a range of wall and base units for generous storage, integrated oven and hob with extractor over, and a dedicated dining area to the front.

WC / Utility
Off the entrance hall, the room has a WC and basin to the rear, with a washing machine conveniently housed under the stairs.

Bedroom 1
A double bedroom with a window to the rear, and plenty of room for freestanding furniture.

Bedroom 2
A double bedroom with a window to the front, and tall built in storage cupboards with mirrored sliding doors.

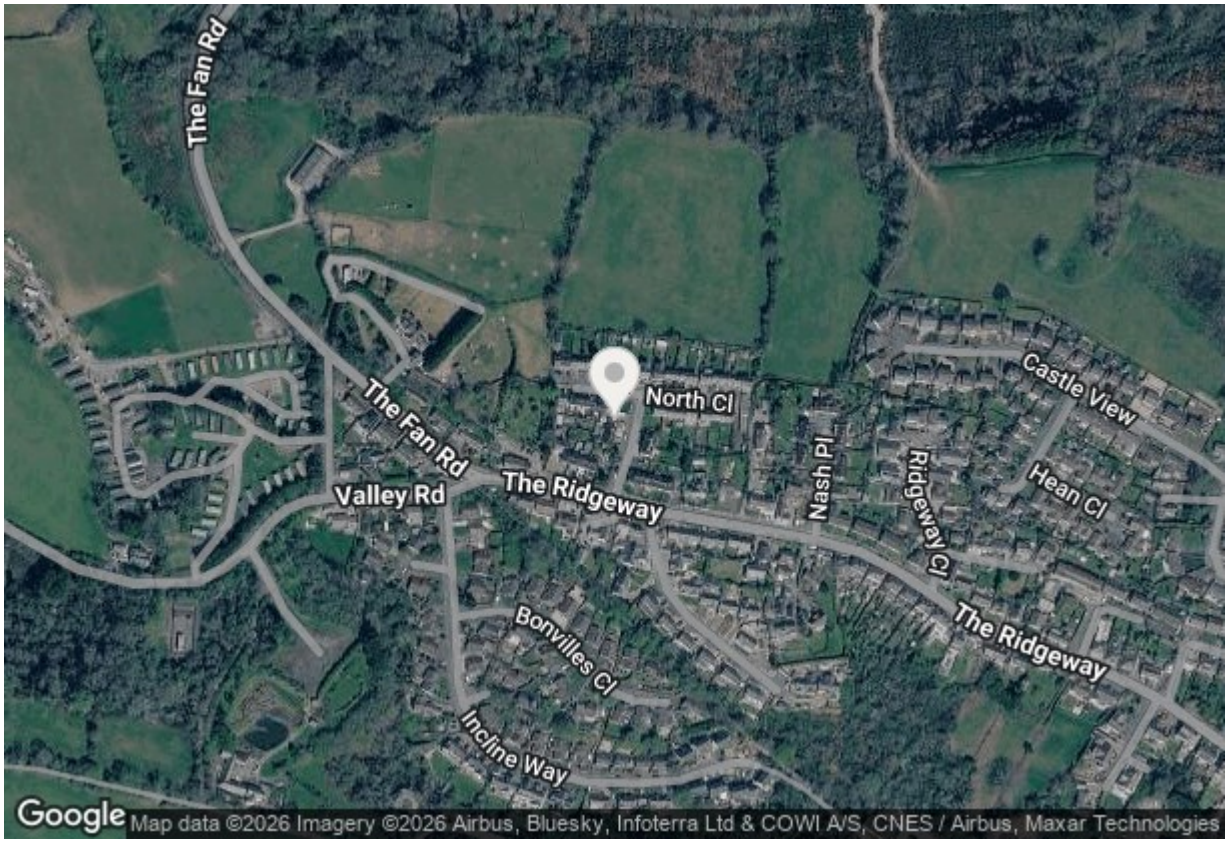
Bedroom 3
The single bedroom has fixed wall units for storage, and a window to the rear.

Shower Room
The family shower room has tiled walls, with a corner shower enclosure with mains shower, WC, sink in vanity, and a window to the rear.

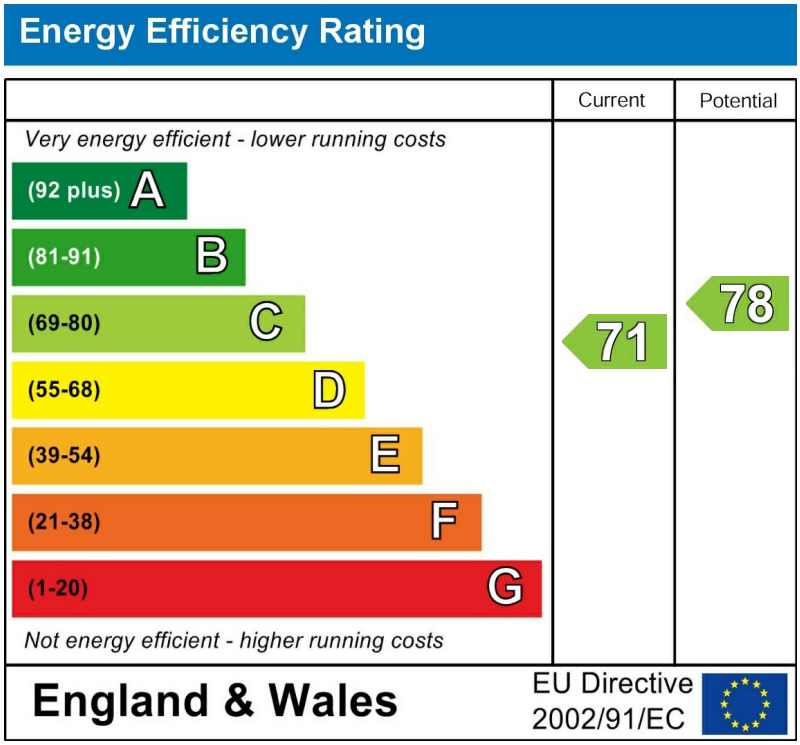
Garage / Worktop
The single garage to the front has a window to the front, and door to the side. There is electric and lighting, with an internal window to the rear storage room.
Accessed from outside in the courtyard, the 2nd room offers handy storage space; opposite the back door from the kitchen, it's ideal for e.g. bin storage.

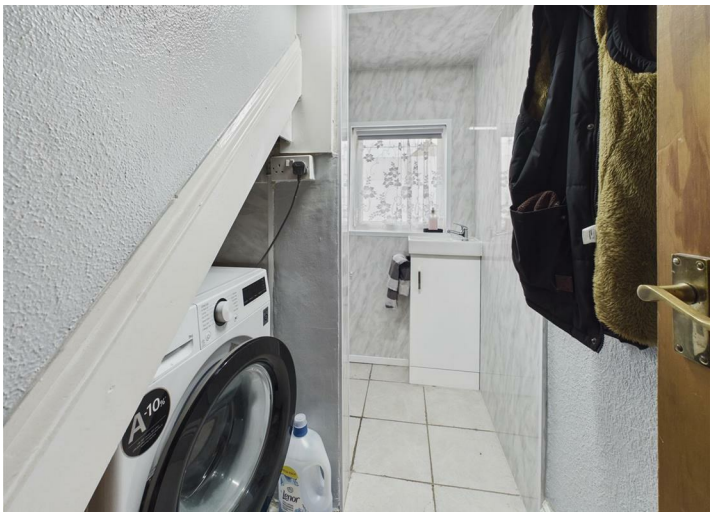
Garden + Parking
There is an L-shaped lawned area, surrounded by planted borders and the boundary wall. A path runs from the front gate to the front door, into the hallway.
To the rear of the house is the parking area, with room for many vehicles. Behind this is an additional patio courtyard, with access into the kitchen via the porch, and into the living room from the French Doors.

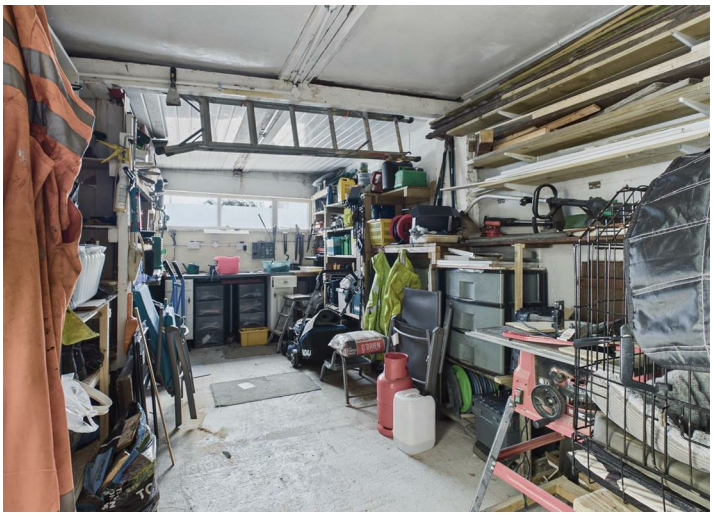
Please Note
We are advised that mains gas/electric, water and drainage is connected to the property.
The council tax is band C.
The EPC rating is TBC, and a report has been commissioned.

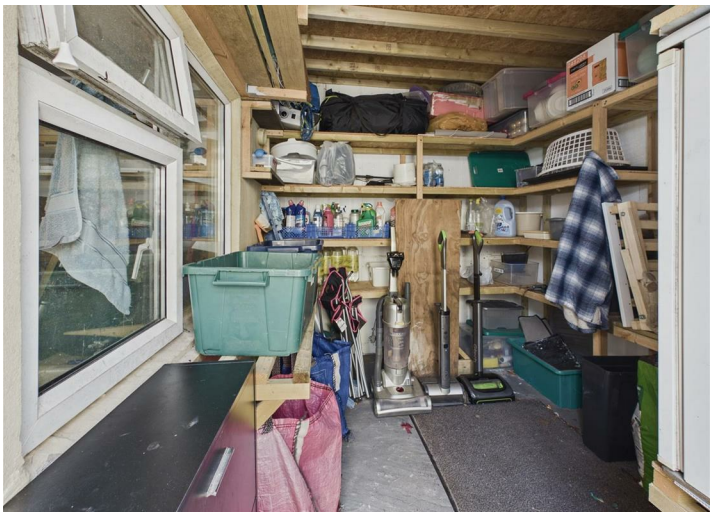


From Saundersfoot, leave the village onto The Ridgeway and continue along towards Valley Road. North Close is the estate on the right-hand side, immediately after Ocean Point, and no.34 is on the corner on the left.









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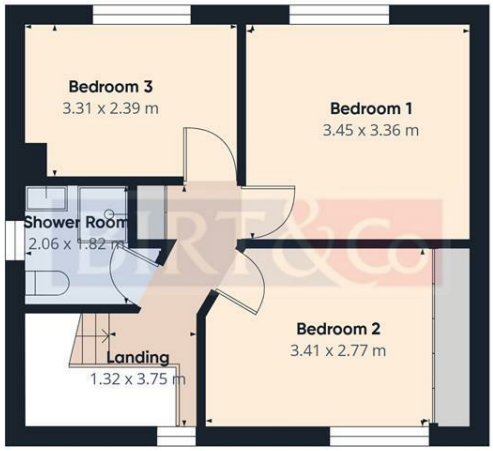
Floor Plan

Floor 0



Floor 1

BIRT&Co

Approximate total area(1)

79.2 m²

Reduced headroom

1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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