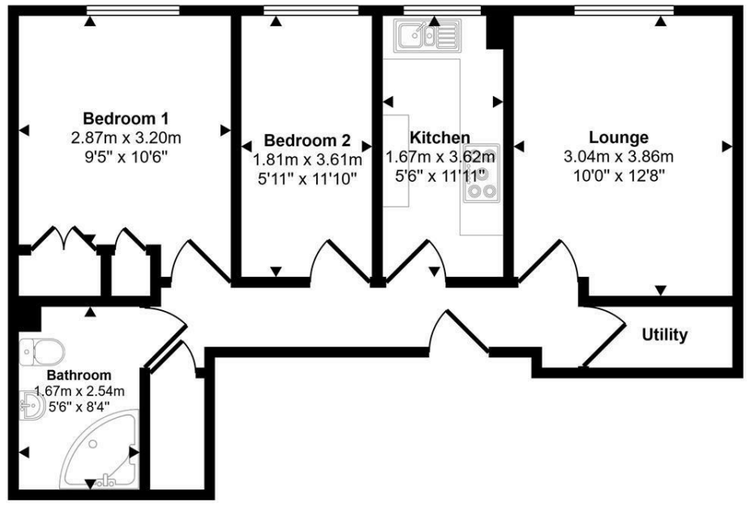
Approx Gross Internal Area
51 sq m / 550 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: Leasehold - 999 years from 1991, Ground Rent £0 - Service Charge (2025) £1860
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Mains drainage.
HEATING: Electric
TAX: Band C

We would respectfully ask you to call our office before you view this property internally or externally

ADD/ESL/07/25/DRAFT

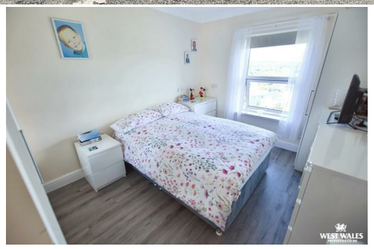
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

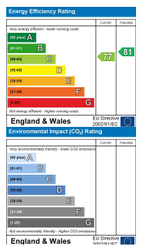
Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk
TELEPHONE: 01834 845584

01834 845584
www.westwalesproperties.co.uk



37 Clareston Court Station Road, Tenby, Pembrokeshire, SA70 7LZ

- Second Floor Apartment
- Immaculately Presented
- Close To Train Station, Town And Beach
- Communal Lift
- Accessible Bath
- Two Bedrooms
- Allocated Parking
- Leasehold Property
- Electric Heating
- EPC Rating: C



£160,000

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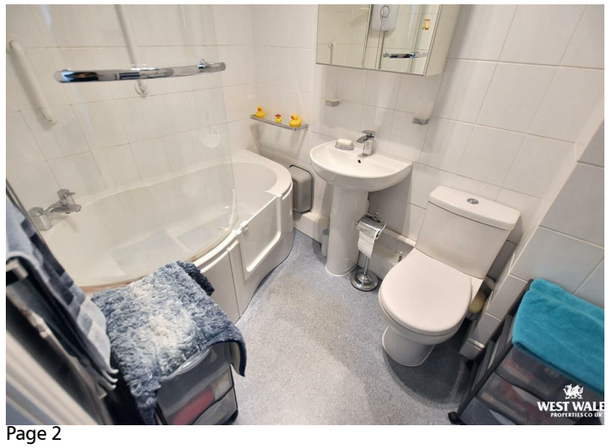
The Agent that goes the Extra Mile



37 Clareston Court is a second floor apartment located close to Tenby town centre, enjoying views to the South West. Situated in a well maintained building and in an immaculate decorative order in neutral tones, the layout of the property comprises of an entrance hallway, living room, kitchen, two bedrooms and a bathroom with an accessible bath with overhead shower. There is also an extremely handy storage cupboard, currently housing a tumble drier. The communal areas are very tidy, with a communal loft and an intercom security system linking the apartment to the front door. The property is served by electric heating.

To the rear of the building is a private car park offering an allocated parking space. Viewing is highly recommended!

Tenby is a popular seaside resort with iconic harbour, many shops, restaurants, amenities and its famous championship golf course. The beautiful coast and countryside of the Pembrokeshire Coast National Park provide further leisure and tourism opportunities, with many more sandy beaches within easy driving distance. Slightly further afield is the well known Pendine Sands and the Town of Carmarthen with its shopping precincts and Cinema, Main Line Railway Station and excellent links to the M4 and the East.

DIRECTIONS

From the Tenby office head north-west on St Julian's St/Tudor Square towards Church Street. Continue onto High Street and then at the roundabout, take the 1st exit onto White Lion Street. At the junction continue straight onto Warren Street. Continue to follow the road around the bend heading towards the train station. The property is at the end of the road located on the left hand side.
What/Three/Words:///bossy.decisions.exclusive

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.