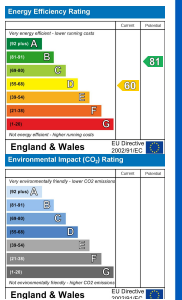


Dylans Cottage 13 Park Place, Tenby, Pembrokeshire, SA70 7NB

- Mid-Terrace House
- Two Double Bedrooms & A Bathroom
- Brilliant Investment
- Gas Central Heating
- Edge Of Town
- Open Plan Living/Dining Room
- Loft Room (Used As A Bedroom) With An En-Suite
- Rear Garden
- Walking Distance To The Beach
- EPC Rating: D

£350,000

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

The Agent that goes the Extra Mile



VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'E'

HEATING: Gas

ref: ADD /LLE / JULY / 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,

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A brilliant opportunity to acquire a character mid-terrace townhouse, situated on the edge of Tenby Town. Within walking distance to the idyllic sandy beaches and the iconic harbour, there are also an array of cafes, restaurants and local shops right on your doorstep. The property would make the ideal coastal retreat, holiday let, or a great family home. Viewing is highly recommended!

Retaining some lovely original features including quarry tile flooring, and feature fireplaces, the property really is a must see. You enter the property into the entrance porch and hallway with solid wood flooring. Off the hallway is the open plan living/dining room, which is a great space for relaxing with the family. A shaker style kitchen is fitted with modern appliances and provides access to the rear garden. The first floor is set over a split level landing and accommodates; the family bathroom, two double bedrooms, and the stairs leading up from the former small bedroom to the attic room above. The loft room is currently used as a bedroom, and has an en-suite bathroom. Below the ground floor, and accessed via a trapdoor and stairs from the hallway, as well as from the garden, is a very useful basement, with two storage rooms and a passage. The property benefits from gas central heating and UPVC double glazing.

Externally, to the rear of the property there are steps leading down from the kitchen to a paved area and the lawned garden. On street permit parking is available to the front of the property.

Tenby is a popular seaside resort with 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 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 Tenby continue down South Parade, bearing right around the corner towards Sainsburys. Take the first left turn after Sainsburys onto Edward Street, then take the first right onto Park Place. The property is on your right. What/Three/Words:///leader.slurs.dignitary

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