

## Ground Floor



This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.  
Plan produced using PlanUp.

VIEWING: By appointment only via the Agents.  
TENURE: We are advised Leasehold. 999 years from 1961.  
GROUND RENT: £ tbc SERVICE CHARGE: £1138.38 paid 2021.  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
TAX: Band 'D' - not currently paid as registered for business use.

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

AD/LLT/02/22takeonok  
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.

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

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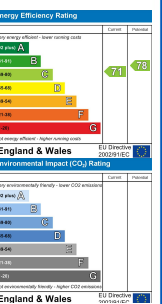


## 54 Croft Court, Tenby, Pembrokeshire, SA70 8AR

- Leasehold Apartment
- Sea Views
- Resident Parking
- Close to Local Shops & Cafe's
- Gas Central Heating
- Two Double Bedrooms
- Fifth Floor
- Walking Distance to Beach
- Potential Holiday Let
- EPC Rating C

**Offers In Excess Of £250,000**

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**The Agent that goes the Extra Mile**







This well presented Apartment is situated in the heart of Tenby Town, with award winning beaches and restaurants on your doorstep. The accommodation comprises; Kitchen, Open Plan Living/Dining Room with sea views of Tenby North Beach, Two Double Bedrooms one with great sea views and Bathroom.

Externally, the property benefits from a balcony accessed via the living room with sea views. There is a private car park at the side and rear of the building where parking is shared with other apartment residents.

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 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.



**Entrance Hall**

9'3" x 4'9" (2.83 x 1.46)

**Kitchen**

13'5" x 7'3" (4.11 x 2.22)

**Living Area**

12'7" x 13'4" (3.84 x 4.07)

**Dining Area**

7'10" x 8'2" (2.41 x 2.49)

**Bedroom One**

10'0" x 13'1" (3.06 x 4.00)

**Bedroom Two**

10'2" x 11'3" (3.11 x 3.45)

**Bathroom**

8'2" x 6'11" max (2.51 x 2.11 max)



**DIRECTIONS**

From our offices in Tenby, continue down High St and go straight over the roundabout. Turn right into The Croft and Croft Court can be found a short distance on the left-hand side.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.