



Total area: approx. 212.5 sq. metres (2287.3 sq. feet)

VIEWING: By appointment only via the Agents.  
TENURE: We are advised Leasehold - 35 years from 2019.  
GROUND RENT: £10,000 PER ANNUM  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
TAX: Band 'A'

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

IRK/LLT/04/22takeonok.

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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## Sleepy Puffin Guest House, 14 Deer Park, Tenby, Pembrokeshire, SA70 7LE

- End Terrace Guest House
- Five Double Bedrooms with En-Suite
- Owners Accommodation
- Walking Distance to Beach
- Grade II Listed
- Leasehold Property
- Town Centre
- Rear Garden
- Successful Guest House
- Well Presented

**Offers In Excess Of £270,000**



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***The Agent that goes the Extra Mile***





An opportunity to purchase the Sleepy Puffin Guest House, located in Tenby Town, with Local Shops, Cafe's and Restaurants on your doorstep. The accommodation comprises; Breakfast Room with a Kitchenette and One Double Bedroom with an En-Suite on the Ground Floor. At lower ground level the property provides owners accommodation with a store room, Utility and Kitchen fitted with a range of modern units, Bathroom, Living Rom, One Double Bedroom and Dressing Room. The first and second floor both provide Two Double Bedrooms with En-Suites.

Externally, to the front there is a paved courtyard area with it's own access to the owners accommodation below. To the rear, there is a laid to lawn garden which is currently only used by the owners.

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.



**Breakfast Room**  
23'6" x 11'3" max (7.17 x 3.43 max)

**Bedroom Two**  
12'8" x 16'4" max (3.87 x 5.00 max)

**Bedroom Two En-Suite**  
6'4" x 6'7" (1.95 x 2.02)

**Bedroom Three**  
14'6" x 11'0" max (4.43 x 3.37 max)

**Bedroom Three En-Suite**  
7'3" x 5'1" (2.22 x 1.57)

**Bedroom Four**  
11'5" x 16'8" max (3.49 x 5.10 max)

**Bedroom Four En-Suite**  
4'11" x 7'7" (1.51 x 2.33)

**Bedroom Five**  
11'6" x 15'7" max (3.52 x 4.75 max)

**Bedroom Five En-Suite**  
3'6" x 7'3" (1.08 x 2.21)

**Bedroom Six**  
10'10" x 16'6" (3.31 x 5.04)

**Bedroom Six En-Suite**  
4'9" x 8'7" (1.45 x 2.62)

**Owners Store Room**  
20'11" x 20'6" (6.39 x 6.27)

**Utility**  
9'6" x 8'2" (2.91 x 2.50)

**Owners Kitchen**  
13'4" x 8'11" (4.07 x 2.73)

**Owners Bathroom**  
6'6" x 8'2" (1.99 x 2.51)

**Owners Living Room**  
11'3" x 12'3" (3.45 x 3.75)

**Owners Bedroom**  
8'3" x 7'1" (2.53 x 2.16)

**Dressing Room**  
7'0" x 5'4" (2.15 x 1.64)



### DIRECTIONS

Upon entering Tenby via the viaduct, pass the library on the right and the property is the first Guest House on your right, Sleepy Puffin Guest House.

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