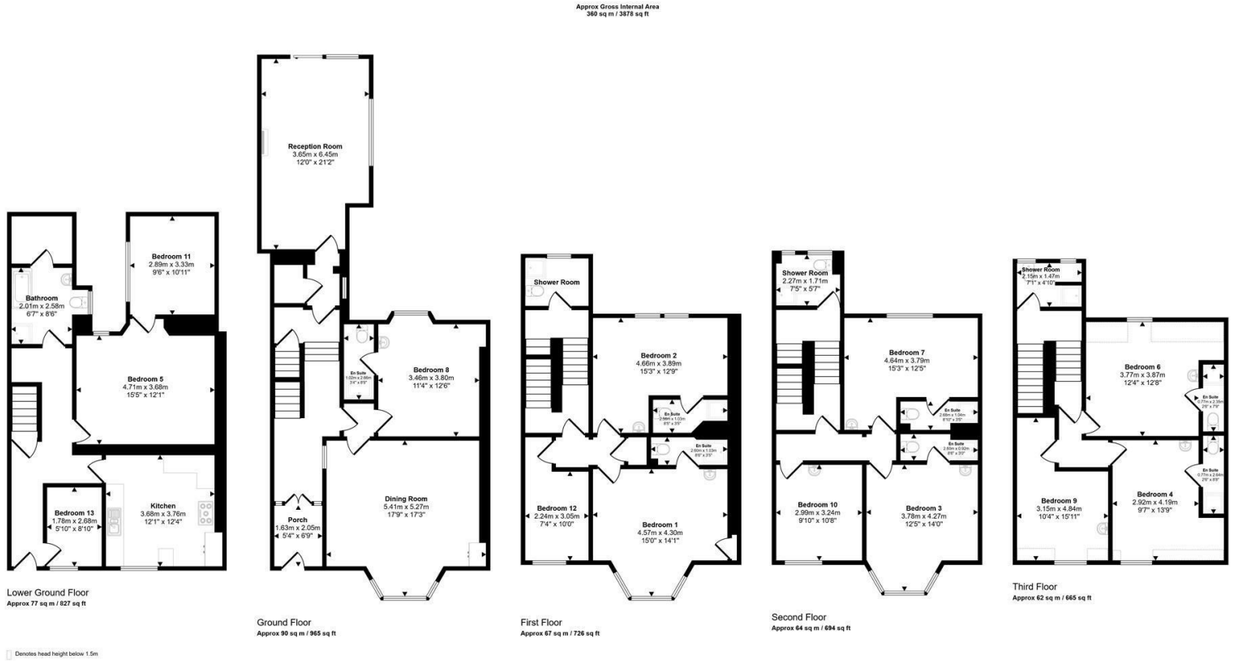


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

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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Pembrokeshire, SA70 7AJ
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www.westwalesproperties.co.uk



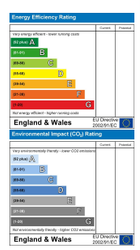






Taormina Guest House, 31 Victoria Street, Tenby, SA70 7DY

- Well Established Ten Bedroom Guest House
- Two Bedroom Owners Accommodation
- Desirable Coastal Location
- Brilliant Investment Property
- Rear Courtyard
- Two Reception Rooms
- Character Features
- Permit Parking
- Gas Central Heating
- EPC Rating: tbc



£475,000

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The Property Ombudsman

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The Agent that goes the Extra Mile

Celebrating 25 years in Business 1992 - 2017

Situated in the heart of the historic harbour town of Tenby, this substantial period 10-bedroom guest house presents an exciting investment opportunity in one of Pembrokeshire's most sought-after coastal destinations. Arranged over five floors, the property offers seven en-suite guest bedrooms alongside three further guest rooms served by separate shower facilities, creating a well-established guest house with excellent potential for continued success and future growth. The business is currently not operated to its full capacity, with only the en-suite bedrooms presently being let, offering clear scope for increased income potential. Retaining a number of character features throughout, the property offers charm and individuality alongside excellent commercial potential. Permit on-street parking is also available nearby for added convenience.

The ground floor comprises a welcoming entrance vestibule and hallway, a guest dining room, and a double en-suite guest bedroom. To the rear, the owners' living room enjoys direct access to an enclosed garden/courtyard area, providing a private retreat away from the guest accommodation. The lower ground floor houses the kitchen, which opens into a useful cellar area ideal for storage, along with two owners' bedrooms, a dressing room, bathroom, and utility area. In addition, the property benefits from two further externally accessed cellar rooms, offering excellent additional storage space.

The first floor accommodates two en-suite guest bedrooms and a further single bedroom, currently utilised as an office space. Both the second and top floors each provide two en-suite guest bedrooms and an additional double bedroom, offering flexible and well-proportioned accommodation throughout.

Requiring some modernisation and offering excellent scope to put your own stamp on the property, this is a fantastic opportunity for buyers seeking to run their own guest house in a thriving and highly desirable seaside location.

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 provides further leisure and tourist 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 proceed to turn left in Tudor Square and head along Church Street which leads on to St Georges Street to the Five Arches. Turn left on the parade and then right onto Southcliffe Gardens. Take the third turning on your left onto Victoria Street and the property will be found on your left-hand side.
What/Three/Words:///tall.suitable.remission

GENERAL INFORMATION

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 A- Owners accommodation
Guest House is on Business Rates

ref: LLT/ LLE /MAY /26
TAKEONOK/31/05/26/LLE

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LOCATION AERIAL VIEW

