



SUCCESSFUL GUEST HOUSE IN THE HEART OF TENBY TOWN

- **Bed & Breakfast**
- **Self Contained Three Bed Flat**
- **Six En-Suite**
- **Grade II Listed**
- **Walking Distance to Beaches**
- **7/8 Rooms to Let**
- **Modern Guest Rooms**
- **Rear Garden**
- **Tenby Town**
- **Commercial EPC Rating C**

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.

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GLENTHORNE GUEST HOUSE, 9 DEER PARK, TENBY, SA70 7LE

We Say...

A rare opportunity to purchase a successful Grade II Listed Guest House in the heart of Tenby Town, with award winning beaches on your doorstep and a variety of cafes, shops and restaurants a stone throw away. The property boasts 7/8 modern Guest Rooms, seven of which have en-suites and Room Four has a private bathroom outside of the room. The guest rooms are spread over three floors ranging from Single to Triple rooms. On the Ground Floor there is a kitchen with a range of units and Aga cooker, Guest Lounge Area and Dining Room with views overlooking the rear garden. The basement level provides owner's accommodation with Living Room, Bathroom and Three Bedrooms with access to the rear garden.



Externally, to the front there is a small forecourt area. To the rear, there is a garden laid to lawn accessible via both the owners accommodation and the dining room.

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 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

Upon entering Tenby via the viaduct, pass the library on the right and the property can be found a short way along on the right-hand side.

GENERAL INFORMATION

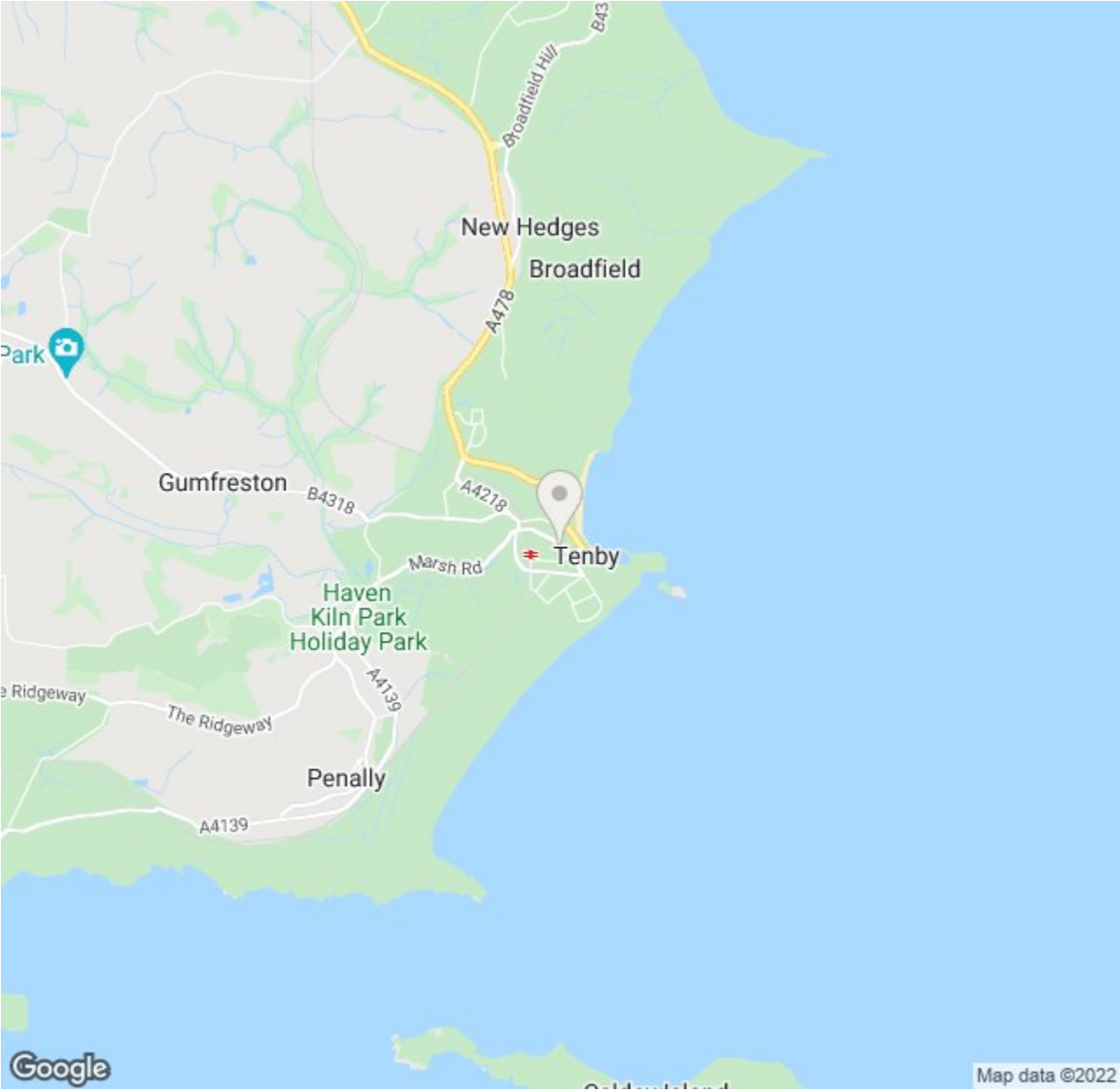
VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold.
SERVICES: We have not checked or tested any of the services or appliances at the property.
TAX: Band ' A '

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

IRK/LLT/02/22takeonok.

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AERIAL VIEW



Ground Floor

Kitchen
13'7" x 13'10"
Lounge Area
15'7" x 18'6" max

Dining Room
22'11" x 16'7"

First Floor

Bedroom One
13'5" x 9'11"
Bedroom One En-Suite
4'6" x 6'6"
Bedroom Two
13'7" x 11'1" max
Bedroom Two En Suite
2'11" x 8'3"

Second Floor

Room Four
7'0" x 9'1" max
Room Four Bathroom
12'11" x 8'7"
Bedroom Five
12'2" x 10'7" max

Bedroom Five En-Suite
2'11" x 7'7"

Bedroom Six
13'10" x 14'2" max

Bedroom Six En-Suite
2'10" x 7'9"

Top Floor

Bedroom 7
10'3" x 19'5" max
Bedroom Eight
7'7'6" x 10'3"
Bedroom 7/8 Bathroom
7'11" x 6'11"

Owners Accomdation

Living Rom
13'10" x 16'9"

Bathroom
11'1" x 5'8"

Bedroom One
9'9" x 12'1"

Bedroom Two
15'5" x 6'2"

Bedroom Three
6'5" x 12'11"



