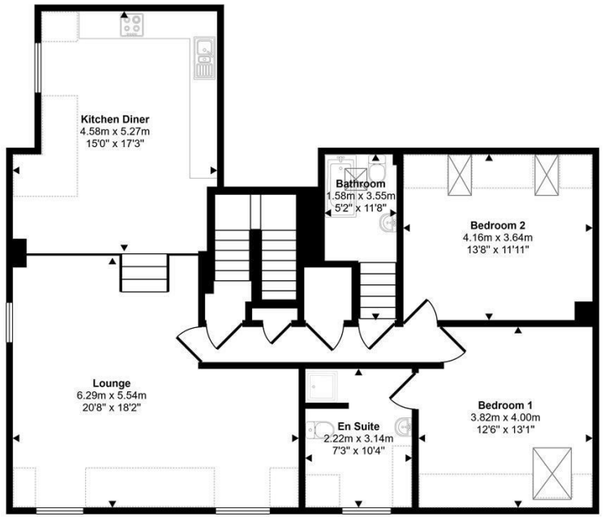
Approx Gross Internal Area
110 sq m / 1182 sq ft



First Floor

Denotes head height below 1.5m

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.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Leasehold with a share of Freehold.
LENGTH OF LEASE: 125 years from 29th September 2006
ANNUAL GROUND RENT: Peppercorn
GROUND RENT REVIEW PERIOD: [year / month]
ANNUAL SERVICE CHARGE AMOUNT: £750 (1/7th)
SERVICE CHARGE REVIEW PERIOD: [year]
HEATING: Electric

SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band ' G '

ref: LLT / LLE/ 10/ 25/takeonok

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,

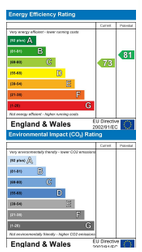
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk
TELEPHONE: 01834 845584

01834 845584
www.westwalesproperties.co.uk

Flat 7 Paragon House, The Paragon, Tenby, Pembrokeshire, SA70 7HL

- Top Floor Apartment
- Two Double Bedrooms
- Private Parking
- Grade II Listed Building
- Electric Heating
- Sea Views
- Open Plan Kitchen/Living Room
- Walking Distance to Beach
- Town Centre
- EPC Rating: C



Price £375,000

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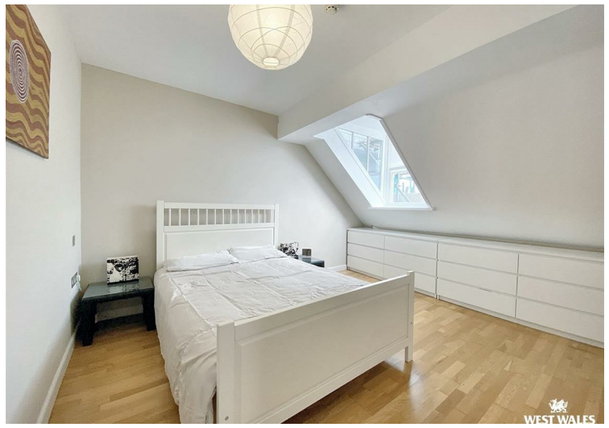
The Agent that goes the Extra Mile

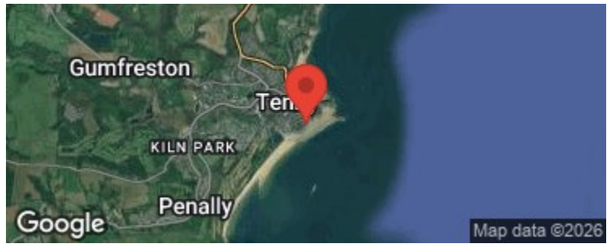


A rare opportunity to own this beautifully presented Grade II listed penthouse apartment, located on The Paragon, in the highly desirable harbour town of Tenby. Situated in a prime position on the Pembrokeshire coast, the property boasts breath-taking sea views across the bay. Designed with modern living throughout, the property would make a brilliant holiday home.

The heart of the home has an L shape living room, with dormer windows and a sea view from the sofa, opening into the raised modern kitchen, fitted with a range of units and a dining area. This space is perfect for entertaining with family and friends or simply relaxing while enjoying the coastal outlook. The property offers two double bedrooms, including a master with a stylish en-suite.

Additional benefits include private rear parking, ensuring convenience and security in a sought-after location. The property is a stone throw away from South Beach overlooking Caldey Island and St Catherines Island.

Paragon House is located in southwest Wales in the historic popular coastal location of Tenby, which is renowned for its beautiful sandy beaches and its attractive harbour, set with the protection of the Pembrokeshire Coast National Park. The town offers extensive amenities including a wide variety of shops, pubs, restaurants, 18 hole links course. The Caldey Island famous for its Monastery. in addition there are many events throughout the year which attracts large amounts of visitors. Tenby is approximately 100 miles from Cardiff, 60 miles from Swansea. There is a train service from Tenby.



DIRECTIONS

From our Tenby office, walk along St George's street and then take the second left onto St Marys Street. Continue down the street towards The Paragon, the property is on your left at the end.
What/Three/Words:///famous.merge.basin

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