

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 'E'

ref: AD / LLT / 05 / 23/takeonok

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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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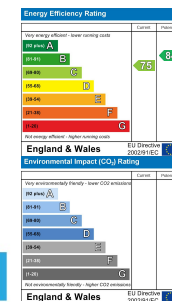


## 30 Trafalgar Road, Tenby, Pembrokeshire, SA70 7DW

- Mid Terrace House
- Kitchen/Diner
- Master with En-Suite
- Ideal Investment
- Gas Central Heating
- Open Plan Living Room
- Four Bedrooms
- Garden with Rear Access
- Town Location
- EPC Rating: C

Offers In The Region Of £395,000

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*The Agent that goes the Extra Mile*





This mid terrace property is situated within walking distance to Tenby Town boasting a variety of local shops, schools and idyllic beaches. The property, which is currently used as a holiday let comprises; entrance porch with original mosaic tiles, entrance hall, a living room with a bay window and fireplace, which leads through to a sun room, providing access into the kitchen. The open plan kitchen/diner is fitted with a range of units overlooking the garden, with a dining area and pantry. The first floor boasts the master bedroom with a modern en-suite shower room, two further double bedrooms, a single bedroom, family bathroom and airing cupboard. The property has a neutral decor throughout and benefits from gas central heating.

Externally, to the front of the property there is a paved area in front of the bay window. To the rear, the courtyard is paved providing a seating area, a range of shrubbery in a raised bed and rear access to a lane. Viewing is highly recommended to appreciate this wonderful home, which would make an ideal family home due it's size of approx. 1759sqf providing ample living space on both floors.



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

From the Tenby office in Tudor Square proceed on foot along Church Street and St Georges Street to the Five Arches on South Parade and turn right, keep left onto Trafalgar Road and continue along. The property is just over half way up on your left. WHAT 3 WORDS - compose / negotiators / grass

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