



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'

ref: LLT/ESL/02/25/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @VWVProps

<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*

Harlech House, 5 Main Street, Pembroke, Pembrokeshire, SA71

4JS

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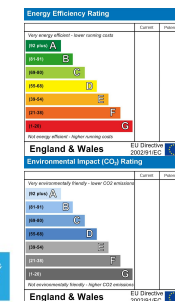


## Hildebrand 29 Victoria Street, Tenby, Pembrokeshire, SA70 7DY

- Bed And Breakfast
- 10 Guest Bedrooms
- Minutes From Town And Beach
- Repeat Clientele
- Patio Garden to Rear
- Sought After Location
- En-Suite Facilities In Every Guest Room
- Two Bedroom Owner Accommodation
- Well Presented
- Commercial EPC Rating: C

**Offers In The Region Of £550,000**

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*The Agent that goes the Extra Mile*





The Hildebrand is a popular guest house located within 100 yards of the Esplanade at Tenby, just a few minutes walk from the walled town centre and beach. The property is well presented offering 10 guest bedrooms all with en-suite facilities, offering 9 double/twin rooms (one small double or single), and one single room. Owners accommodation is available on the lower floor, with two double bedrooms, a living area with kitchenette and family bathroom. On the ground floor is a pleasant 28-foot dining room for guests and a well-equipped kitchen offering plenty of workspace. To the rear of the property is a low maintenance patio courtyard. The property boasts a reliable income from a repeat clientele, and its superb location will make it popular with holidaymakers all year round. The property benefits from gas central heating, double glazing and is very well maintained throughout. This is an excellent business opportunity or has the potential to be a generous family home. Viewing is highly recommended!

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

On Foot: 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.

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