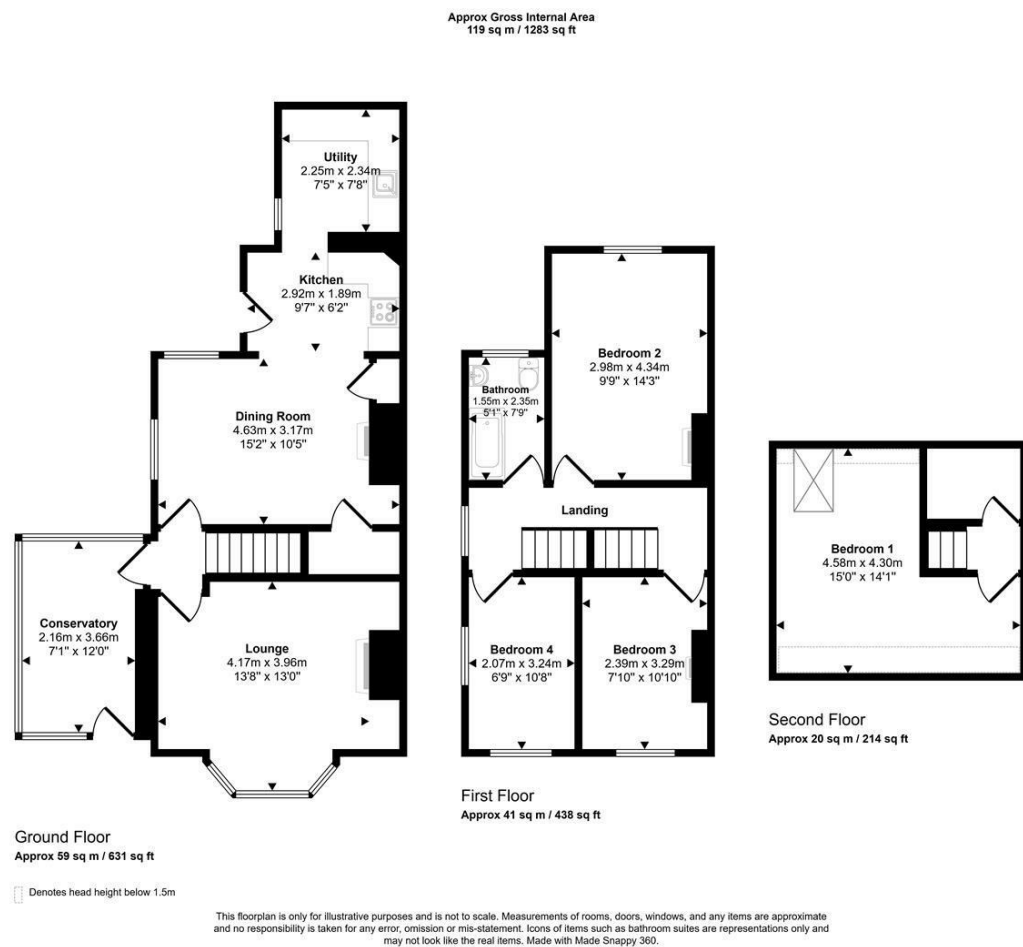




VIEWING: By appointment only via the Agents.

TENURE: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Electric, Mains Water, Mains Drainage

HEATING: Gas

TAX: Band E

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

LLT/ESL/10/25/DRAFT

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,

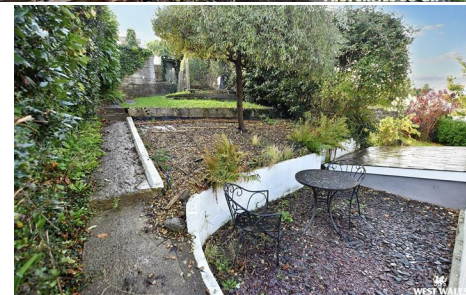
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70

7AJ

EMAIL: tenby@westwalesproperties.co.uk

TELEPHONE: 01834 845584

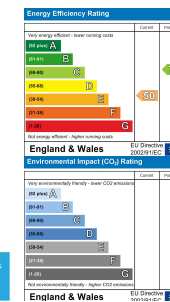


Glan Morfa St. Johns Croft, Tenby, Pembrokeshire, SA70 8HG

- Semi Detached House
- Very Well Presented
- Front And Rear Gardens
- Open Plan Kitchen/Diner
- Conservatory
- Four Bedrooms
- Close To Tenby Town And Beaches
- No Onward Chain
- Character Features
- EPC Rating: TBC

£345,000

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



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The Agent that goes the Extra Mile





Glan Morfa is a very well presented semi detached house located within walking distance of Tenby town centre, in the rarely available area of St John's croft. The property oozes character and charm, and is for sale with the benefit of no onward chain!

The property is accessed through a pedestrian gate to a courtyard garden at the front, with a tiered garden to the rear equipped with storage sheds for outdoor equipment. The red brick frontage sets the tone for the internal features, including picture rails, stripped pine doors and original fireplaces. The layout comprises of a conservatory/entrance porch, living room, open plan kitchen/diner, four bedrooms and a family bathroom. The property is in a very good decorative order boasting neutral tones and a modern kitchen with wooden worktops. a gas boiler serves the domestic heating and hot water.

On street resident parking is available to the front of the property, permits are available on application to the council. The property offers the space to accommodate family life, or would suit well as a holiday let/second home.

This is a fantastic home with oodles of charm, a must see!

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 proceed through Tudor Square in the direction of North beach and continue straight over the mini roundabout and down the hill. Turn left onto St Johns Hill and Glan Morfa will be found towards the bottom on the left hand side. What3Words: ///digress.area.sprinkler

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