

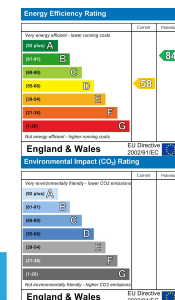


3 Somerset Place, Tenby, Pembrokeshire, SA70 7NF

- Mid Terrace House
- One Bathroom
- Rear Patio Garden
- Ideal First Time Buy
- On Street Parking
- Three Bedrooms And Loft room
- In Need of Modernisation
- Walking Distance to Town
- Gas Central Heating
- EPC Rating: D

£240,000

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



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 'D'
HEATING: Gas

ref: AJL / LLE / 04 / 24
TAKEONOK/11/04/24/LLE

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<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.

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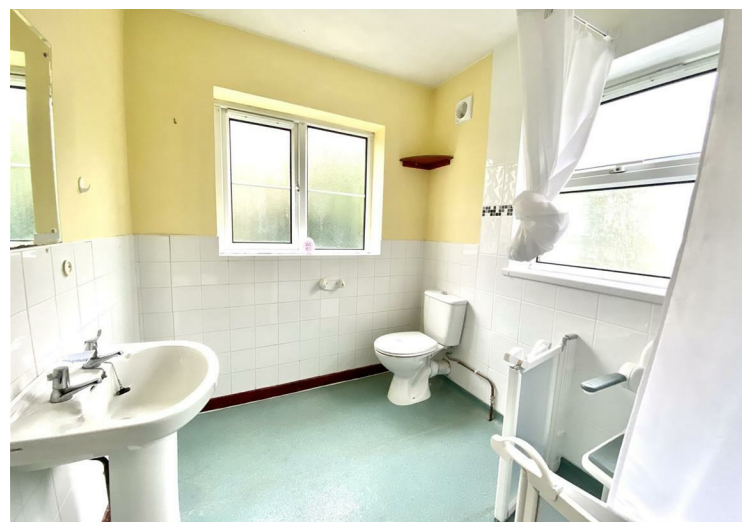
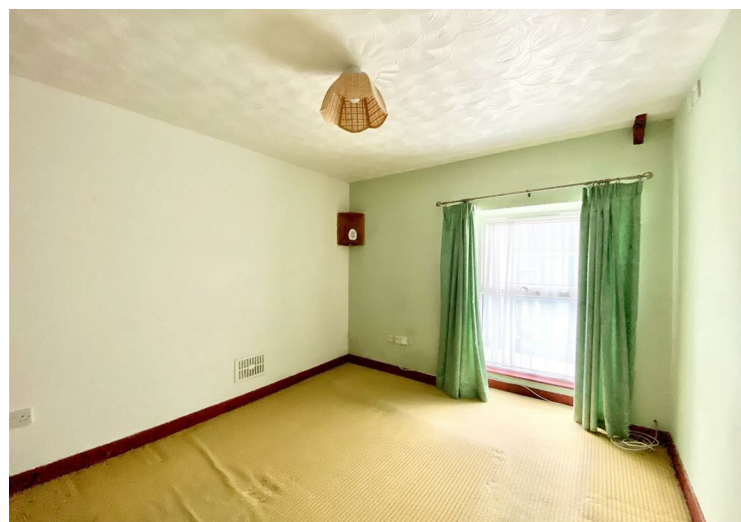
The Agent that goes the Extra Mile





A great opportunity to acquire this mid terrace house, situated in the highly sought after seaside town of Tenby, famous for its iconic harbour. With an array of amenities on your doorstep and just a short walk to Tenby's sandy beaches, the property would make a brilliant investment property or family home. The accommodation comprises; entrance hallway leading through into the open plan living/dining room, kitchen with built in storage, and utility room which also provides access to the rear garden. The first floor provides a shower room, and three bedrooms. A loft room can be accessed off the landing area, which offers space for additional accommodation, ample storage with further eaves storage and natural lighting through the velux windows. The property benefits from double glazing and gas central heating.

Viewing is highly recommended to appreciate all the property has to offer!



Externally, to the front of the property there is on street parking available. The rear provides a low maintenance paved patio garden, which provides space for outside seating and entertainment area where you can dine al fresco during the summer.

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 our Tenby office, walk towards the five arches and head down Park Road past the multi storey car park, continue down Park Road and just before the viaduct, the property is on your right.
What/Three/Words:///cherub.fruit.factoring

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