



50 The Clicketts, SA70 8DT

£139,950



A modern first floor apartment with allocated parking, located in The Clicketts on the outskirts of Tenby town.

The property benefits from an open-plan living arrangement, with 2 bedrooms and shower room. The apartment has its own access from the street with stairwell leading to the hallway.

There is a communal garden to the rear of the property and an allocated parking space for one vehicle.

The apartment is a short walk to Tenby, Penally, and their beaches, and would make an ideal first time buy or investment, with no occupancy restrictions.



LOCK HOUSE C. 1750



Regulated by R.I.C.S. Giles Birt, B.Sc., M.R.I.C.S



- **First Floor Apartment**
- **uPVC Double Glazing**
 - **Popular Area**
- **Investment Opportunity**

- **Allocated Parking Space**
- **Private Access from Street**
 - **Ideal First Time Buy**
 - **Close to Tenby Town**

Entrance

uPVC door into the hall with Velux skylight above. Stairs lead up to the landing.

Lounge/Kitchen/Diner 25 x 14'7 (7.62m x 4.45m)

An open plan L-shaped room with lots of natural light from windows to two aspects.

The galley style kitchen has a range of wall and base units with matching breakfast bar, integrated fridge, freezer and dishwasher and space and connection below the worktop for washing machine. Tiled floor and walls, integral electric four ring hob and oven with extractor over. Window to front looking out towards the Clicketts playing fields.

Bedroom One 10'4 x 6'3 (3.15m x 1.91m)

A double bedroom with modern electric heater and window to the front, looking out towards the Clicketts playing fields.

Bedroom Two 12'2 x 8'4 (3.71m x 2.54m)

Single bedroom with window to rear and electric heater.

Shower Room 8'8 x 5'9 (2.64m x 1.75m)

Part tiled room with vinyl flooring. Suite comprising WC and pedestal wash hand basin, electric shower in walk in enclosure with frosted window to front.

Externally

To the rear of the property is a lawned communal garden for residents to use. The apartment has an allocated parking space for one vehicle in the parking area nearby.

Please Note

The Pembrokeshire County Council tax band is C - £1537.48 for 2024/25

We are advised that mains electric, water and


drainage is connected to the property.

The lease is 999 years from 23rd June 1989

Ground rent is currently £100 per year

Dogs allowed with freeholder consent

Service charge is currently £713.64 per year (split over quarterly payments)

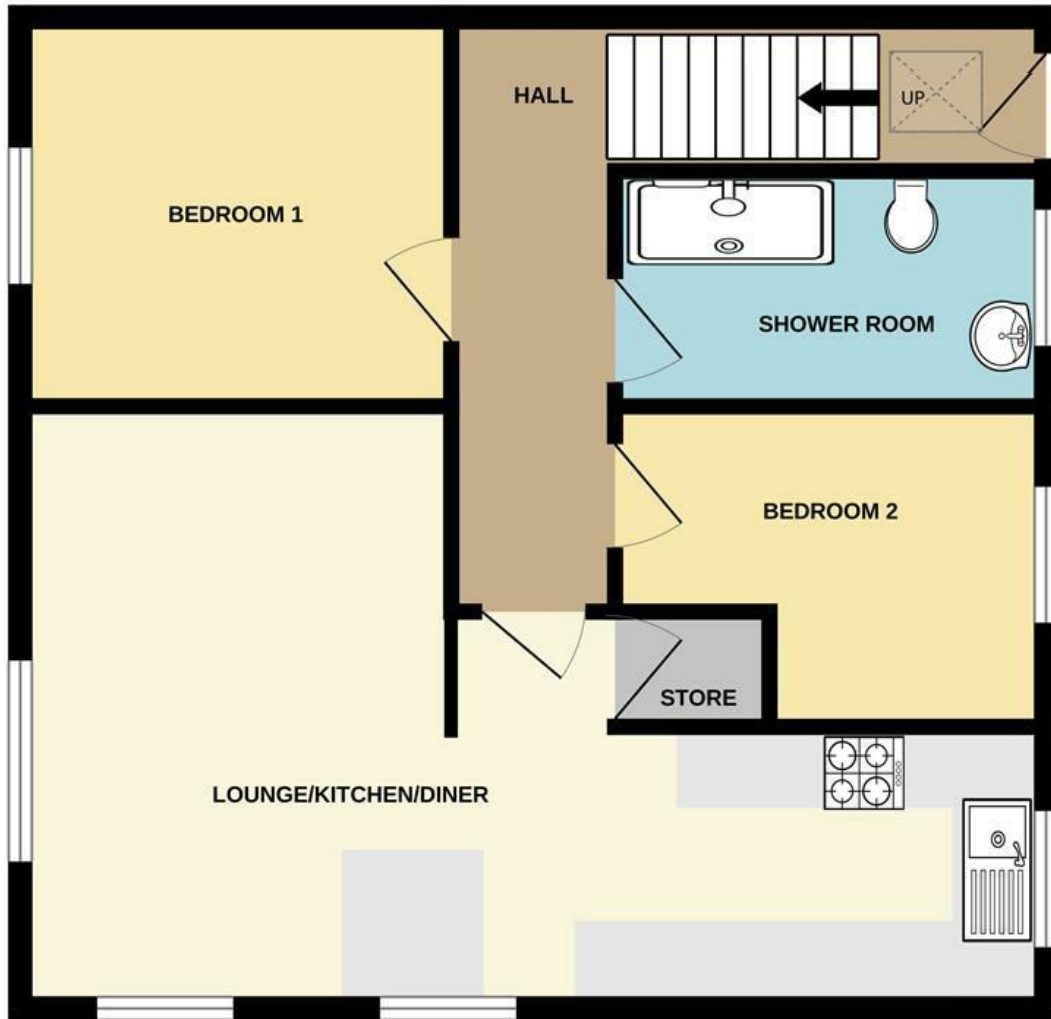
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



When leaving Tenby on Marsh Road heading towards Penally, turn right just after the Leisure Centre towards Pembroke. Proceed past the Leisure Centre taking the first right turn into The Clicketts. No 50 will be found immediately ahead on the T junction.



GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2024

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.