



St Agathas, The Esplanade, Tenby, SA70 7DU

£345,000



An impressive ground floor apartment with sea views and good-sized patio garden to the rear. Situated on The Esplanade, a short stroll will take you to all the amenities and attractions of Tenby's town centre and its beautiful beaches.

The spacious living room provides sea views to Caldey Island & Giltar Point from the large bay window. The accommodation also offers a galley-style kitchen with adjacent breakfast room, two double bedrooms, with a shower room and separate WC. The good-sized private rear courtyard garden also provides a peaceful spot to soak up the sun.

There are several character features throughout, such as high ceilings, ornate ceiling roses and cornicing, plus an elaborate white marble and wood fireplace in the living room.



LOCK HOUSE C.1750



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



- **2 Bedroom, Ground Floor Apartment**
 - **Private Rear Courtyard Garden**
 - **Kitchen & Breakfast Room**
 - **Short Walk to Town Centre and Beaches**
- **Resident Parking Permit Available**

Entrance Hall

Hallway features wall lights and ceiling light fitting, hard-wired smoke alarm system, door entry system, and an understairs storage cupboard

Living Room 18'11" x 18'9" (5.77 x 5.72)

Living Room has a large single-glazed sash bay window with stunning views over St Catherine's and Caldey Islands, Giltar Point and The Gower Peninsular beyond. A large fireplace with white marble hearth and surround and an elaborate white wood mantle place takes pride of place in the room. The room has beautiful high ceilings with detailed cornicing around and ceiling rose featuring British wildflowers & chandelier. A bespoke built-in cabinet provides ample storage with display and a fold down king size bed in the central portion. The room also features 3 small central heating radiators below the bay window and a further full size radiator on the opposite wall. Carpeted flooring with smooth plastered and emulsion walls.

Bedroom 1 16'2" x 9'6" (4.93 x 2.90)

Bedroom 1 has high ceiling with ornate cornicing and ceiling rose with chandelier light fitting, single glazed sash window to the rear overlooking the courtyard, fitted wardrobes to either side of the four-poster bed and central heating radiator.

Cloakroom 6'2" x 5'2" (1.9m x 1.6m)

This separate WC features wood panelled walls and wood-effect laminate flooring, close coupled WC, pedestal wash hand basin with wall-mounted mirror above and small central heating radiator.

Shower Room 7'6" x 6'2" (2.3m x 1.9m)

Bathroom has ceiling spotlights, central heating radiator, shower cubicle, close -coupled WC, heated towel rail, pedestal wash hand basin with wall mounted mirror and electric heater over. Single-glazed sash window with obscured glass to the rear plus window seat with storage compartment.

Breakfast Room 12'10" max x 8'5" max (3.91 max x 2.57 max)

This breakfast room has a double glazed uPVC window overlooking the courtyard, central ceiling light and recessed spotlights, central heating radiator, fitted wood bench, and Glow Worm boiler. The breakfast room opens into the Kitchen area.

- **Original Character Features**
 - **Stunning Sea Views**
- **Shower Room & Separate WC**
- **Share of Freehold Ownership**
- **No Onward Chain**

Kitchen 12'10" max x 8'5" m (3.91 max x 2.57 m)

The galley style Kitchen has double glazed uPVC window overlooking the courtyard. With cottage style wood wall and base units, the kitchen features in-built Neff dishwasher, fridge/freezer, Logik electric hob and oven with extractor above, Belfast style sink set into wooden worktop. Tiled effect vinyl flooring with recessed ceiling spotlights.

Bedroom 2 13'11" x 7'11" (4.24 x 2.41)

Bedroom 2 has sliding French doors opening to the rear courtyard, double glazed uPVC window overlooking the courtyard to rear, vertical central heating radiator, centre ceiling light point. There is also a loft access hatch.

Externally

Enclosed courtyard is laid with patio slabs and has raised borders with mature shrubbery. This enclosed peaceful courtyard is perfect for outdoor dining on summer evenings.

Please Note

The property is owned on a leasehold basis with a share of the freehold. The owner holds a 1/5th share with the other 4 apartments, with lease length of 999 years from 2010.

Service charge & Sinking Fund is approximately £75 per month.

Commercial holiday letting allowed. Pets allowed.

Residents Parking Permits are available for on-street parking outside the apartment.

The Pembrokeshire County Council Tax Band is C - approximately £1708.01 for 2024/25.

We are advised that mains electric, water and drainage is connected to the property. The apartment also benefits from use of the Communal WiFi.

Aerial Photo



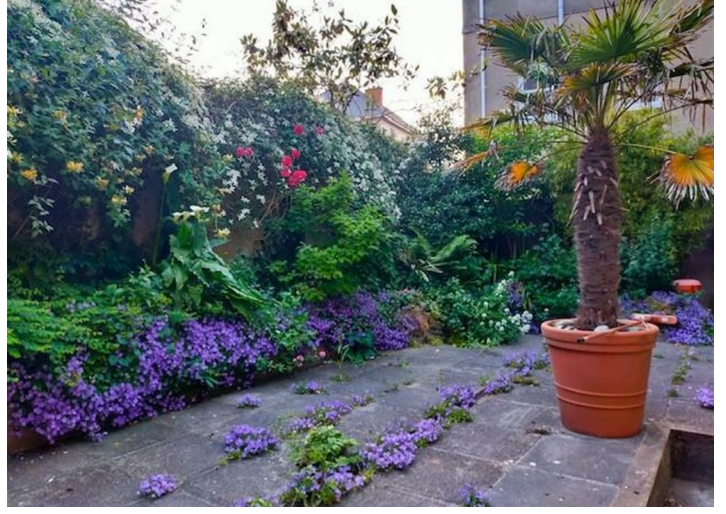
From our office head up Tudor Square turn left at the mini roundabout into White Lion Street, turn left again onto St Florence Parade. At the War Memorial turn left keeping the historic town wall on your left hand side, follow this road along to the Esplanade and St Agatha's is the second building on the right painted Yellow.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	76
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
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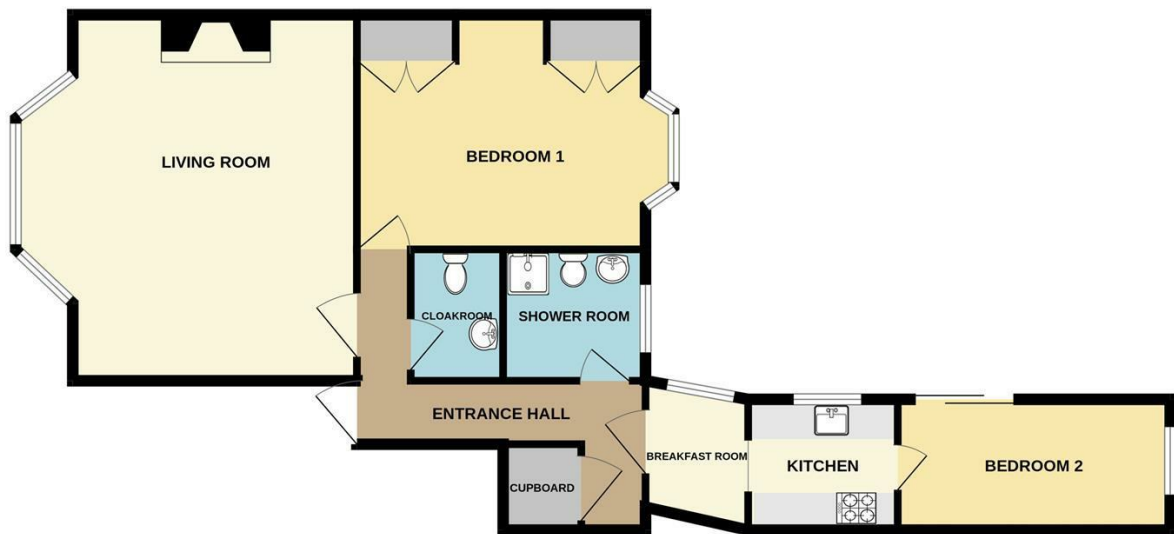




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Floor Plan

GROUND FLOOR



FLAT ST AGATHAS, THE ESPLANADE, TENBY

Measurements are approximate. Not to scale. Illustrative purposes only
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