



59 Clicketts Court
Tenby
SA70 8DT

£145,000
Flat
Leasehold



A beautifully presented ground floor two-bedroom apartment in The Clicketts, Tenby. The property is on the end of a row, with French doors opening to a South facing lawned garden space.

The apartment benefits from an allocated parking bay to the front, and the property is within walking distance of local schools and amenities, with the town centre and South Beach approximately 20 minutes away on foot.

Sold with no onward chain, the property is a comfortable home and would make an ideal first time buy or investment purchase.

- **2 Bedrooms**
- **Beautifully Presented**
- **Near to Beaches**
- **Long Lease**

- **Sunny Living Room**
- **Allocated Parking**
- **Ground Floor**

Hallway

The front door opens into the hallway, which has doors to all rooms, along with an airing cupboard housing the hot water heater.

Lounge/Diner 17'0" x 10'9" (5.2 x 3.3)

A bright living space with patio doors out to the rear. There's a window to the side and door opening into the kitchen. The room has a modern wall mounted electric heater.

Kitchen 6'2" x 13'1" into alcove (1.9 x 4 into alcove)

A fitted kitchen with floor and wall units and tiled splashback. There is an electric hob and oven with extractor over, place and plumbing for washing machine, window to the side and recessed space ideal for tall fridge freezer.

Bedroom One 13'9" x 8'6" (4.2 x 2.6)

A double bedroom with large built in cupboard, and window to the rear. There is space for freestanding furniture and wall mounted electric heater.

Bedroom Two 10'9" x 6'6" (3.3 x 2)

Currently used as a dining room, the single bedroom has a window to the front and wall mounted electric heater.

Bathroom 9'2" x 5'6" (2.8 x 1.7)

The bathroom is fully tiled, with suite comprising bath and electric shower over with glass screen, pedestal sink, WC and electric towel radiator. There is a window to the front of the property.

Please Note

The Pembrokeshire County Council Tax Band is C - approximately £1,862.85 for 2025/26.

We're advised that mains electric, water and drainage is connected to the property.

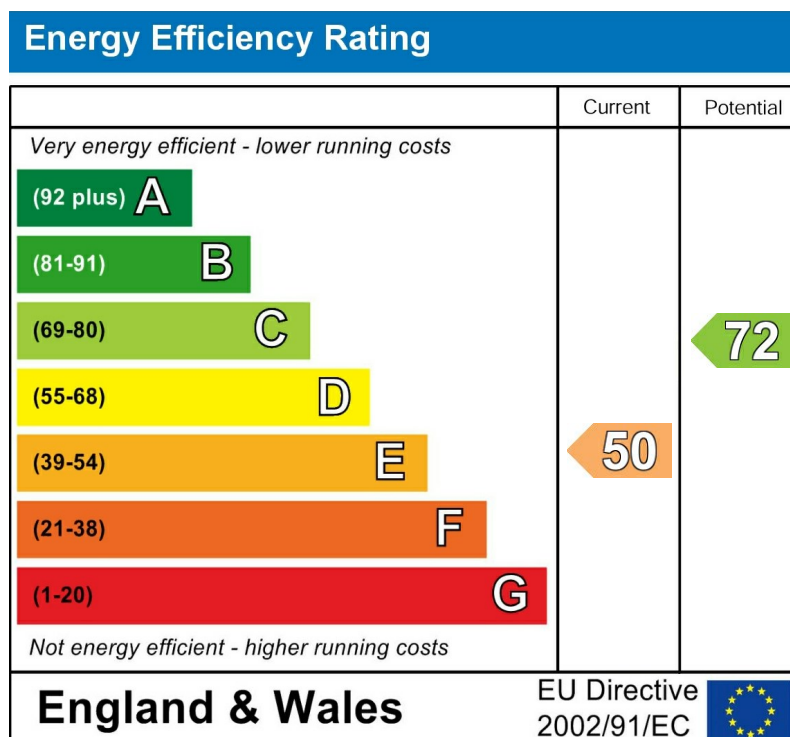
The property is owned on a leasehold basis, with a 999-year lease from 1989.

There is an annual ground rent of £104.00 Service Charge & Sinking Fund is currently approx. £1056.56 per annum.

Pets allowed with Freeholder consent.

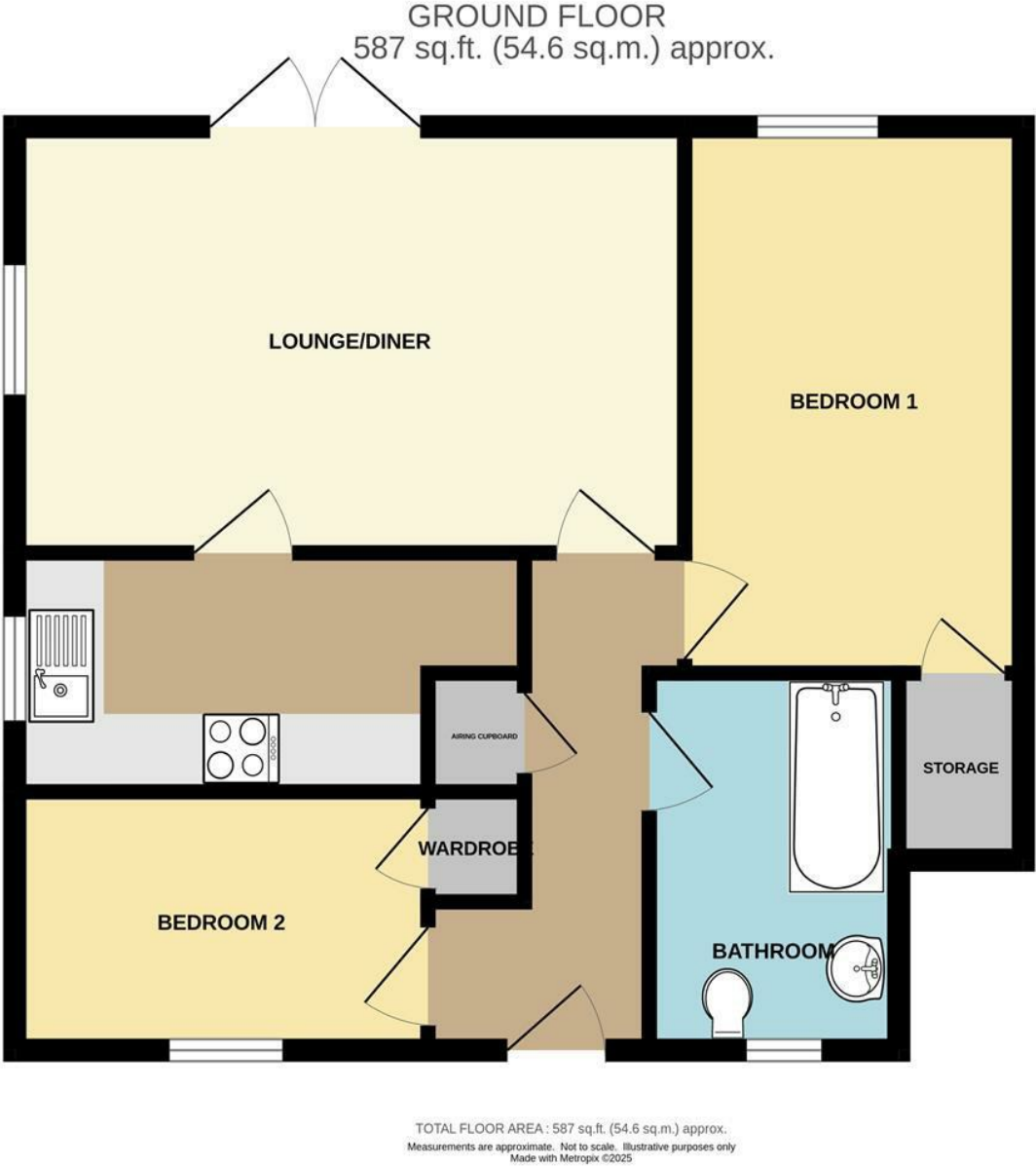


From our office, head out of Tenby on the A4139 towards Penally and after the Leisure Centre turn right, then right again into The Clicketts. Follow the road to the left and number 59 is about halfway along on the left-hand side.









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