



Kemendine Harbour View

Flat 3 Kemendine, Bridge St, Tenby Harbour

PRICE REDUCED Offers In Region Of £479,950

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Flat 3 Kemendine, Bridge St, Tenby Harbour





## The Property

Flat 3 Kemendine is a beautifully-presented and spacious character property with breathtaking views of Tenby Harbour, Castle Hill, North Beach and the coastline beyond; on a clear day you can see as far as the Gower Peninsula. In the heart of Tenby town and featuring in the iconic picture postcard skyline, the property is ideally located to access an abundance of local shops, fine restaurants, pubs, and amenities, all of which are within a short walk. Poised above Tenby's famous working harbour, this top floor maisonette apartment in a Grade II Listed building benefits from generous and inviting accommodation arranged over two floors, briefly comprising Hall, Lounge offering stunning sea views, a stylish newly fitted Shower Room, and Kitchen/Dining Area on the Lower Floor, and Two Double Bedrooms, one with an En-Suite WC on the Upper Floor. The apartment has been lovingly renovated and updated by the current owners to the highest specification, and is currently operated as a highly successful holiday letting property. Viewing is essential to truly appreciate all the wonderful qualities on offer.



## Lobby

Enter the property from Bridge St through a well-kept and secure communal lobby.

## Hallway

Doors to all rooms. Stairs to the Upper Floor, with built in cupboards on the Half Landing. Door to airing cupboard housing electric hot



## Lounge

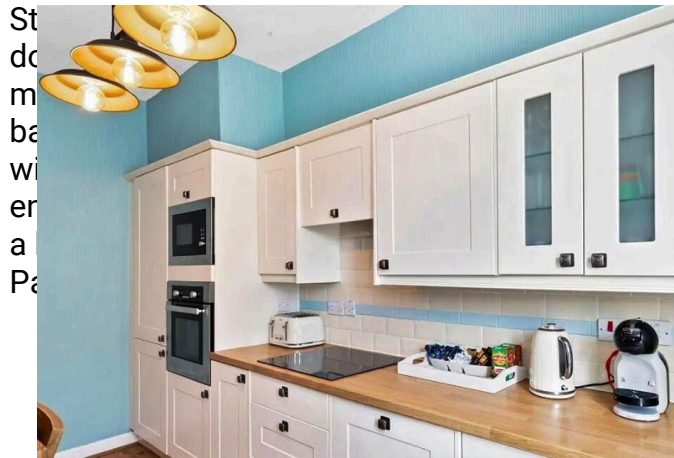
4.44m x 5.44m (14'7" x 17'10")

Timber frame box sash window to the front with secondary glazing enjoying views over the Harbour and beyond enjoyed from the window seat underneath. Ample space for family size lounge suite. A bright and airy space, with a stylish wall-mounted electric fireplace. Laminate flooring.

## Kitchen/Breakfast Room

New double glazed uPVC window to the rear. Fitted with a range of matching wall and base units and co-ordinating worktop. Quality integral appliances comprising fridge, freezer, electric oven, microwave, washing machine, dishwasher, and 4-ring induction with extractor hood over. Inset stainless steel sink with drainer and mixer tap. Part tiled walls. Laminate flooring. Space for dining set.

## Shower Room



## Landing

High level new double glazed uPVC window to side offering a sea glimpse. Doors to both Bedrooms.

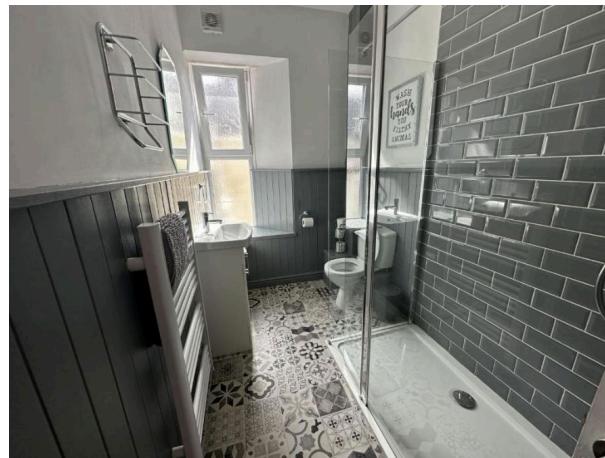
## Bedroom 1

4.14m x 3.56m (13'7" x 11'8")

New double glazed uPVC window to the side with sea glimpse views. Door to En-Suite WC.

## En-Suite WC

New double glazed frosted uPVC window to the rear. WC and wash-hand basin with mixer tap. Vinyl flooring.



## Bedroom 2

3.96m x 4.32m (13'0" x 14'2")

Velux window to front overlooking the iconic Tenby Harbour. Double glazed uPVC window to the side. Door to a large closet with hanging rail. Door to eaves.

## Property Information

Kemedine is a Grade II Listed Building.

Mains power and drainage connected.

We are advised the property benefits from a Share Of The Freehold tenure.

Residents pay a contribution to the buildings insurance, Flat 3 paid £717 for the current year, and a contribution to a sinking fund, Flat 3 pay £440 per year.

The property has been extensively renovated by the current owners to include a new flat roof, extensive soundproofing and insulation, newly installed uPVC double glazed windows, and new kitchen and bathroom suites.



towards the Harbour, Kemedine will be found next to Florentino's Restaurant at the bottom





### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient – lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	30	
(1-20) <b>G</b>		
<i>Not energy efficient – higher running costs</i>		





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