



3 St Mary's House, St Mary's Lane, Tenby

Offers In Region Of £315,000

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THE PROPERTY

A rare opportunity to purchase an exceptionally spacious three bedroom ground floor apartment in a former Gentleman's Residence in a quiet, secluded location whilst only a short walk from the centre of Tenby. The property benefits from a secure gated entrance leading to the two allocated parking spaces. The property has been completely renovated including fully integrated kitchen, bathroom suites, central heating and wiring throughout, whilst retaining many attractive period features. Due to its size this apartment would make a fantastic residence, holiday home or investment property. When originally converted St Mary's House was put forward for the Local Authority Building Excellence Award (South Wales) for the Best Change of Use or Conversion.

ENTRANCE HALL

Laminate flooring. Wall mounted secure entry phone. Doors to various rooms.



Master Bedroom

4.27m x 2.92m (14'0" x 9'6")

Feature fireplace with decorative mantle. Alcove with fitted shelving and storage cupboard. Window to side. Glass panelled door to side. Sash multi-pane window to side. Door to en-suite.



Ensuite

Pedestal wash hand basin. WC. Heated towel rail. Shower enclosure. Inset lighting. Laminate flooring.

Lounge/Dining Room

5.51m x 3.86m (18'0" x 12'7")

Window to side. Laminate flooring. Alcove with fitted shelving. Door to inner hall. Large archway to kitchen.

Kitchen

3.25m x 3m (10'7" x 9'10")

Fitted with a range of stylish wall and base units. Stainless steel sink and drainer with mixer tap. Built-in oven and grill. Four ring ceramic hob with extractor hood over. Integral dishwasher. Integral washing machine. Space and connection for tumble dryer. Wall mounted Worcester boiler. Window to side. Laminate flooring. Part tiled walls. Inset lighting.

Inner Hall

Laminate flooring. Inset lighting. Doors to various rooms.

Bathroom

Walk-in shower enclosure with multi head attachment. WC. Free standing roll top bath. Vanity unit with wash hand basin. Light up vanity mirror. Inset lighting. Laminate flooring.

Bedroom 2

2.87m x 2.34m (9'4" x 7'8")

Window to side. Built-in wardrobe.

Bedroom 3

7.37m x 2.41m (24'2" x 7'10")

Window to side. French doors opening onto enclosed courtyard. Door to dressing room.

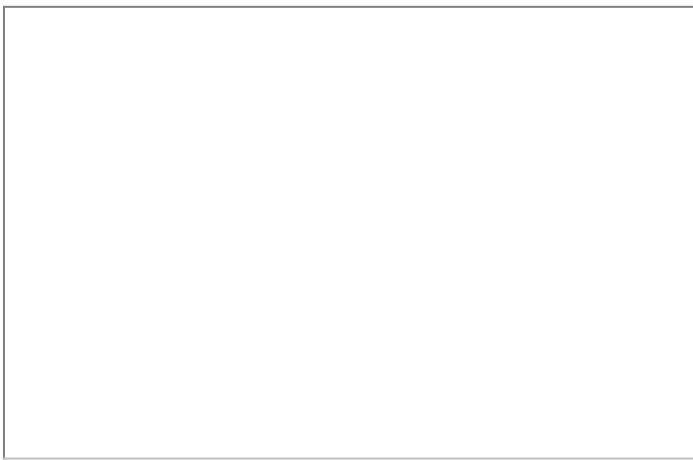
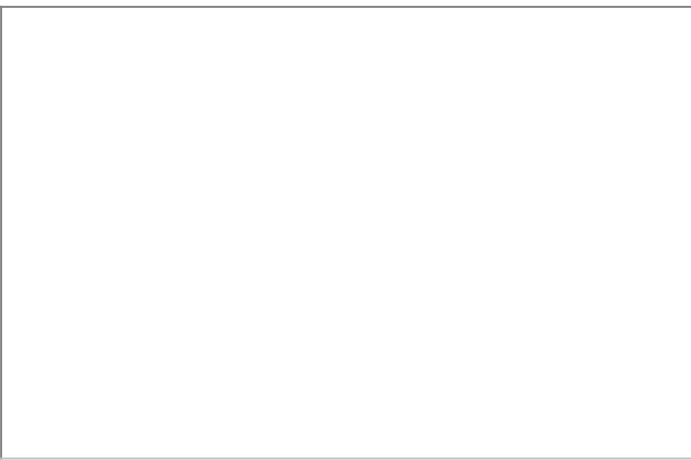
Dressing Room/Store Room

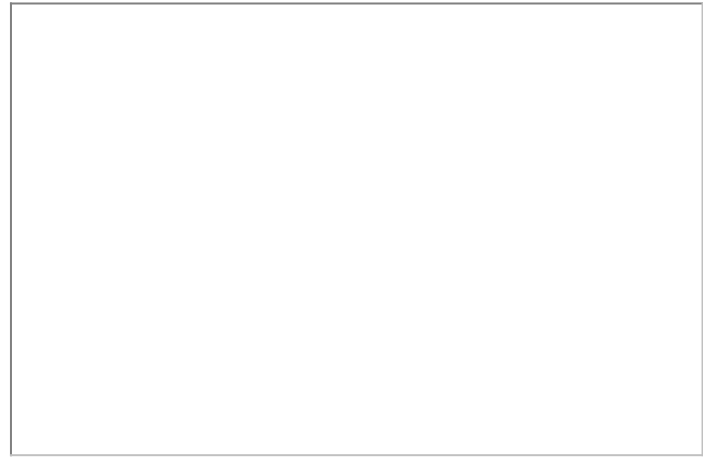
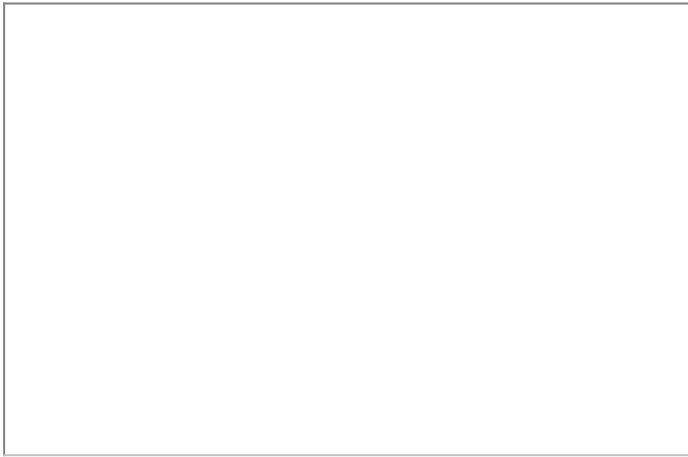
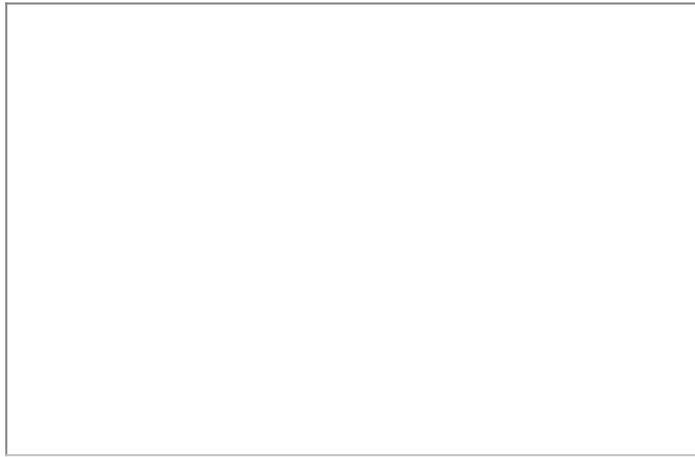
2.57m x 2.01m (8'5" x 6'7")

Window to side. Glass panelled barn door to side, giving access to external area with bin store.

Externally

At the front of the property is a secure gated entrance leading to the two allocated parking spaces. The apartment has a slate tiled enclosed courtyard.





Property Information

We are advised the property has a Share Of The Freehold, (TBC) years remain on a 999 year lease.

No ground rent or service charge. Any charges are split four ways between the four flats

Council Tax Band F, however the property is currently on business rates.


St Mary's House is a Grade II Listed building.

All mains services connected.

Directions

From our office proceed to the top of Upper Frog Street and turn left. At the crossroads turn right and continue down the hill to the mini roundabout. Turn right again and travel for a short distance taking the first turning left into Heywood Lane. Continue for approximately 20 yards and take the first left turn into St Mary's Hill. It is the second property on the right hand side

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	59	59
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient – higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

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Ground Floor
For illustrative purposes only, not to scale.