

VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
COUNCIL TAX: Band 'F'

ref: IRK / LLT / 04 / 23/takeonok

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London**

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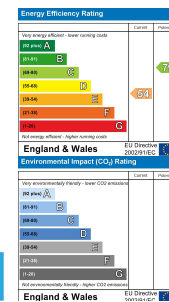


## Maesgwyn Picton Road, Tenby, Pembrokeshire, SA70 7DP

- Mid Terrace House With Parking
- Open Plan Kitchen/Diner
- Two En-Suites
- Great Investment
- Walking Distance to Beach
- Two Reception Rooms
- Four Bedrooms
- Rear Courtyard
- Garage
- EPC Rating E

**Offers Over £360,000**

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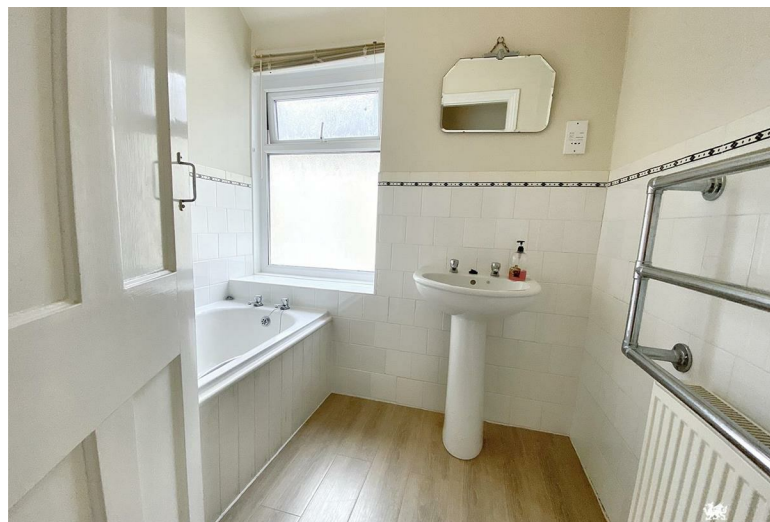


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**The Agent that goes the Extra Mile**

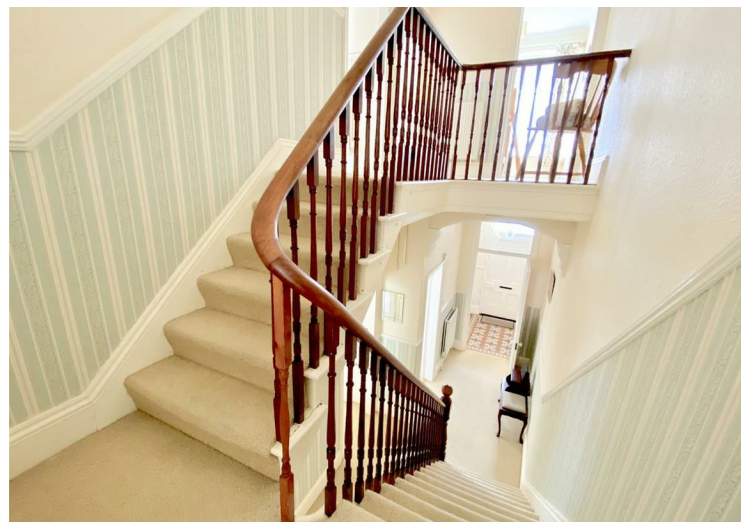




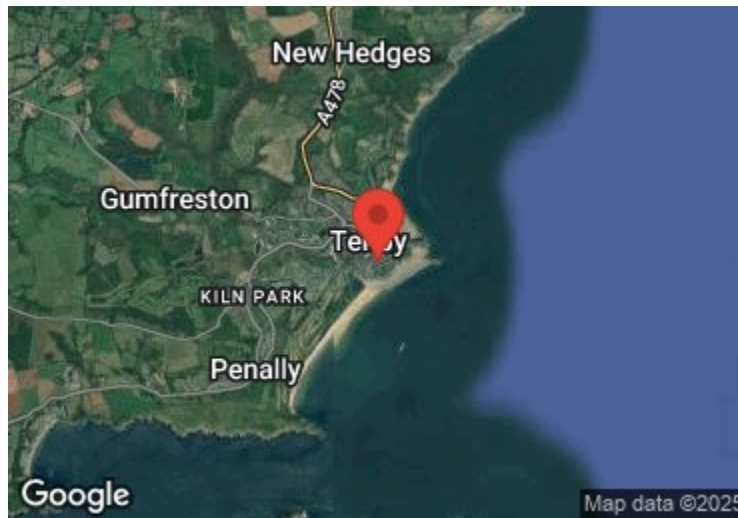


An opportunity to purchase this wonderful terraced house in the heart of Tenby, with multiple beaches all within a short walk from your front door, local restaurants and cafes. The property is currently used as a holiday let, but would make an ideal family home too. The accommodation comprises; entrance porch with original mosaic tiles, entrance hall, living room with a bay window and French doors leading into the sitting room. The sitting room provides a second reception room overlooking the rear courtyard. To the rear on the ground floor, the open plan kitchen/diner is fitted with a range of modern units and integrated appliances, with side access into the garden. The first floor boasts three double bedrooms, two with en-suites, a single bedroom and a family bathroom with a separate WC. The property benefits from a neutral decor throughout and gas central heating.

Externally, to the rear, there is a courtyard area with access into the garage, which provides a WC, further storage and off-street parking accessed via a back lane with an automatic garage door. Viewing is highly recommended to appreciate this wonderful family home situated in the popular seaside town of Tenby.



Tenby is a popular seaside resort with many shops, restaurants, amenities and its famous championship golf course. The beautiful coast and countryside of the Pembrokeshire Coast National Park provide further leisure and tourism opportunities, with many more sandy beaches within easy driving distance. Slightly further afield is the well known Pendine Sands and the Town of Carmarthen with its shopping precincts and Cinema, Main Line Railway Station and excellent links to the M4 and the East.



#### DIRECTIONS

From the Tenby office in Tudor Square proceed on foot along Church Street and St Georges Street to the Five Arches on South Parade and turn right, keep left onto Trafalgar Road and take the first left onto Picton Road and the property is halfway up on your left. WHAT 3 WORDS - cringes / insist / situation

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.