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Tradewinds South Parade  
Tenby  
SA70 7DF

£275,000

Not specified  
Freehold



An extremely rare opportunity to purchase the freehold of 4 single garages and 2-bedroom apartment above, situated in a town centre location.

The property is situated opposite the Historic Town Walls, on Jones' Terrace. The spacious apartment comprises living room, kitchen, 2 bedrooms, bathroom and a hallway with built in storage. The apartment is accessed from the street level, with private stairwell leading up to the first floor above.

The 4 garages each have up-and-over doors to the front, and would be ideal for storage or secure parking.



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



- **2 Bedroom Apartment**
- **Tenby Town Centre Location**
- **Gas Central Heating**

- **4 x Garages**
- **Freehold**
- **No Onward Chain**

#### 4 Garages

Four garages (17'6 x 8'11) each with metal up and over door and mains power.

Please note that the right-most garage houses the meters for the apartment above.

#### "Tradewinds" Apartment

Tradewinds is located above the garages and is entered via a timber obscure glass door which opens to the stairwell, with a centre ceiling light point and Velux window.

#### Lounge / Diner 17'1 x 11'2 (5.21m x 3.40m)

Living room with two sash windows one of which is a bay (both overlook Jones Terrace), centre ceiling light and central heating radiator.

#### Kitchen 10'1 x 6 (3.07m x 1.83m)

Kitchen has Velux window to the rear, wall and floor mounted units, stainless steel sink with mixer tap, four ring electric hob and oven with extractor fan over and half tiled walls.

#### Bedroom One 12 x 9'10 (3.66m x 3.00m)

Bedroom has timber sash bay window; centre ceiling light point and central heating radiator.

#### Bedroom Two 10'5 x 8'11 (3.18m x 2.72m)

Bedroom with timber sash window, centre ceiling light point and central heating radiator.

#### Bathroom 6'9 x 5'7 (2.06m x 1.70m)

Bathroom has Velux window to the rear, bath with shower over, wash hand basin, WC, half tiled walls and laminate floor.







From our office head up through Tudor Square along the High Street and turn left at the mini roundabout into White Lion Street. At the junction turn left into South Parade and Augustus Court is located on your right-hand side just before the Fire Station.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	











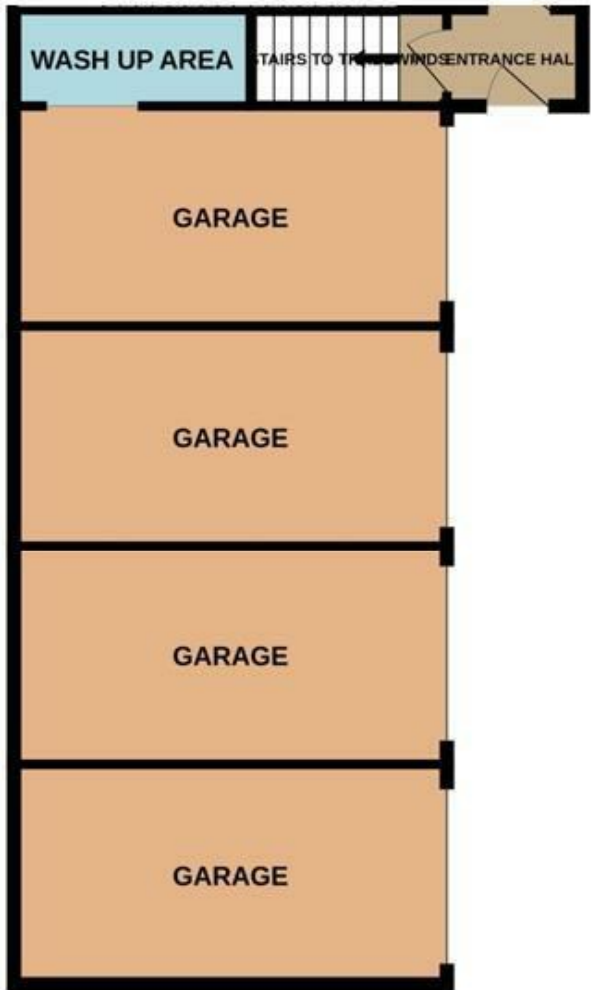




1st Floor  
“Tradewinds” Apartment



Ground Floor



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