

Apt 1 Tan y Ffordd, Prospect House, Victoria Street, Tenby, SA70 7DY

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**PEMBROKESHIRE  
PROPERTIES**  
ESTATE AGENTS



Tan-Y- Ffordd, Prospect House, Victoria Street,

Tenby SA70 7DY

**Guide Price £325, 000**

**This attractive 3 bedroom apartment is situated just 14 seconds from Tenby's South Beach Esplanade, which makes this property a fantastic investment opportunity or ideal for those looking to downsize. Unusually comes with it's Freehold and it's very own tranquil, enclosed garden with a substantial courtyard. Modernised throughout and renovated to a turn key standard.**

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Registered office address :71 -75 Shelton Street, Covent Garden, London UK. WC2H 9JQ

Registration number:13486480



- FREEHOLD
- ENCLOSED REAR GARDEN WITH PRIVATE COURTYARD
- 14 SECONDS FROM THE SOUTH BEACH
- 3 BEDROOMS
- MASTER BEDROOM WITH ENSUITE
- UTILITY ROOM
- COMPLETELY RENOVATED & MODERNISED THROUGHOUT
- FANTASTIC INVESTMENT OPPORTUNITY OR IDEAL FOR THOSE DOWNSIZING

**Tenure:** We are advised the property is Freehold.

### Information about the property

Tan -Y- Ffordd is a garden apartment in a prime location, only 14 seconds from the esplanade to the South beach ramp. Very few apartments are freehold or have the benefit of any outside space, this has its own covered courtyard which is large enough for a patio table and chairs and also steps lead up to its own fenced, private rear garden where you can sit out and enjoy the sun and sea air in the privacy of your own space, making this a very desirable property and investment opportunity. It has been extensively renovated to a very high and modern standard including electrics and heating system. All the windows have been replaced in keeping with the period property and the large sash windows and French doors allow light to flood into the apartment.

On entering the property, the quality of this apartment is immediately apparent. Oak flooring and alcoves that have tables with decorative pieces, mirrors and lighting add to the effect. From the hallway access is given to the main living space, the family shower room, two bedrooms one of which has an ensuite and a large utility area. The third bedroom is accessed through a second hallway adjoining the living room, creating a little more privacy.

The very large Lounge /Diner/Kitchen sits at the front of the property and to the right of the hallway and is open plan. The kitchen at the far end of the room is well equipped. Cabinets are of a white gloss with stainless handles, an integral oven and gas hob with extractor fan provide the cooking apparatus and the look is finished with a limed oak counter and undercounter lighting providing a low-level lighting to the space.

The contemporary feel of the kitchen is continued throughout the apartment. The living space quite easily houses two large sofas, coffee table and storage as well as a dining table and chairs to sit 6.

Through the secondary hallway in which there are storage areas and a wardrobe he Third Double bedroom has an open outlook with French doors opening out onto the courtyard and a further window looking up towards the garden making this room very light and airy.



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Moving back into the main hallway and directly opposite the living space is the family bathroom. This has a large walk-in shower, W.C and Vanity unit with sink. Along the corridor and to the right is the master bedroom again a bright double room with large window looking onto the courtyard at the rear of the property. The ensuite to this room is also tiled in the same complimentary tiling of the family bathroom.

Towards the end of the hallway, it opens into a large galley utility room, a great space with huge storage and numerous appliances it is here that the door to the courtyard and garden is located.

The final bedroom is to the very rear of the Utility room and hallway and is again a large double room currently with bunk beds, a double below and single above. Light is provided by a window overlooking the courtyard.

Outside the courtyard is partially covered to allow al fresco dining. This patio is partially paved with old slate slab and has a stone walling leading to slate steps to the rear garden. The rear garden has a stone wall on its one side and fencing to the other, both run the full length of the garden. In the main this garden is laid to shingle with a slate border to the one side on which decorative pots would make a great feature. It benefits from the shade provided by a few trees at the very far end of the garden which include a palm and a pine tree that add to the holiday appeal.



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#### **DIMENSIONS**

Entrance Hallway

Living Room/ Kitchen 15'5" x 15'2" (4.72 x 4.63)

Utility Room 11'10" x 6'6" (3.62 x 1.99)

Bathroom 3'3" x 11'7" (1.00 x 3.55)

Master Bedroom (One) 8'8" x 10'0" (2.65 x 3.06)

Ensuite 2'9" x 6'9" (0.85 x 2.08)

Bedroom Two 9'8" x 9'0" max (2.95 x 2.76 max)

Bedroom Three 11'0" x 6'9" (3.37 x 2.07)

#### **EPC RATING- C**

#### **COUNCIL TAX- D**

#### **Services**

We are advised that all mains' services are connected to the property.

#### **Viewings**

Strictly by appointment only with a member from Pembrokeshire Properties Estate Agents Ltd 01646 562387

#### **General Note**

All information used for marketing material has been provided and advised to us by the legal property owner. Floorplans and dimensions are approximates and may differ. All interested parties should satisfy themselves with the information.



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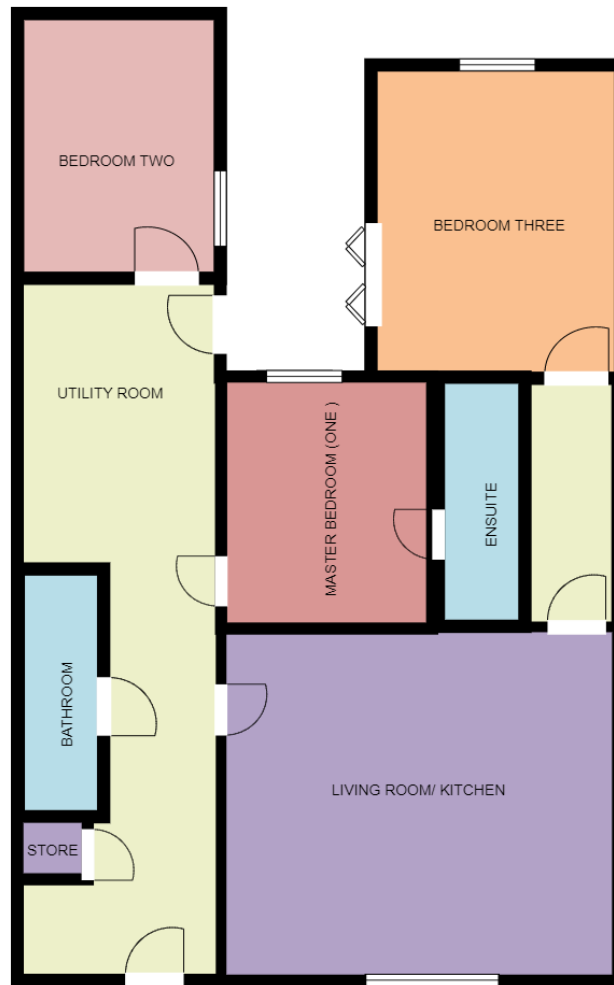
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### Property Floorplan



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