



Giltar View South Cliff Street Tenby SA70 7EA

£425,000

House
Freehold



A 5-bedroom townhouse situated a short distance from South Beach with sea views. The house has generously sized rooms, and a private rear courtyard garden, with residents on street parking to the front.

The house has been run by a charity for many years, facilitating seaside holidays for disabled children. As such, there is specialist equipment and adaptations in the property, including a lift from the ground to the first floor.

The house has been reconfigured over the years, including the addition of a large kitchen/diner extension in the 1980s, and offers scope for further modernisation.



LOCK HOUSE C.1750



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



- **5 Bedroom Townhouse**
- **Town Centre Location**
- **Potential for Reconfiguration**
- **Rear Garden**

- **Sea Views**
- **Large Rooms**
- **Internal Lift for Floors 1 & 2**

Hallway

The front door is set back from the pavement, behind an iron railing and gate. Enter the property into a porch area, leading through to the hallway.

There is under stairs storage space and a cloakroom with WC and basin, with original timber staircase.

Living Room

To the front of the property is the main living area, comprised of what was once 2 separate rooms, now joined by an open archway. To the rear is the lift, and a door out to the rear garden.

Kitchen/ Dining Room

The large kitchen/diner has windows and a door to the side looking into the garden, with a good-sized U-shaped kitchen offering built in oven, hob, extractor, and fridge freezer, with space underneath the worktop for washing machine, dryer, and dishwasher.

Bedroom 1

To the front of the first floor, the large bedroom has sea views to the front, with an ensuite bathroom and lift access to the rear.

Ensuite

This bathroom is an excellent size, and currently has a bath, sink, and WC, with a window to the rear.

Bedroom 2

A double bedroom with a window the rear, and space for freestanding furniture.

Bathroom

A modern tiled bathroom, with suite comprising a bath and shower over with glass screen, pedestal sink, WC, and heated towel radiator. There is also a window to the side.

Bedroom 3

A top floor bedroom, with rear window looking over to the sea and Caldey Island.

Bedroom 4

A top floor single bedroom to the rear of the property.

Bedroom 5

A top floor bedroom with window to rear, and slight L-shape ideal for a freestanding wardrobe in the recess.

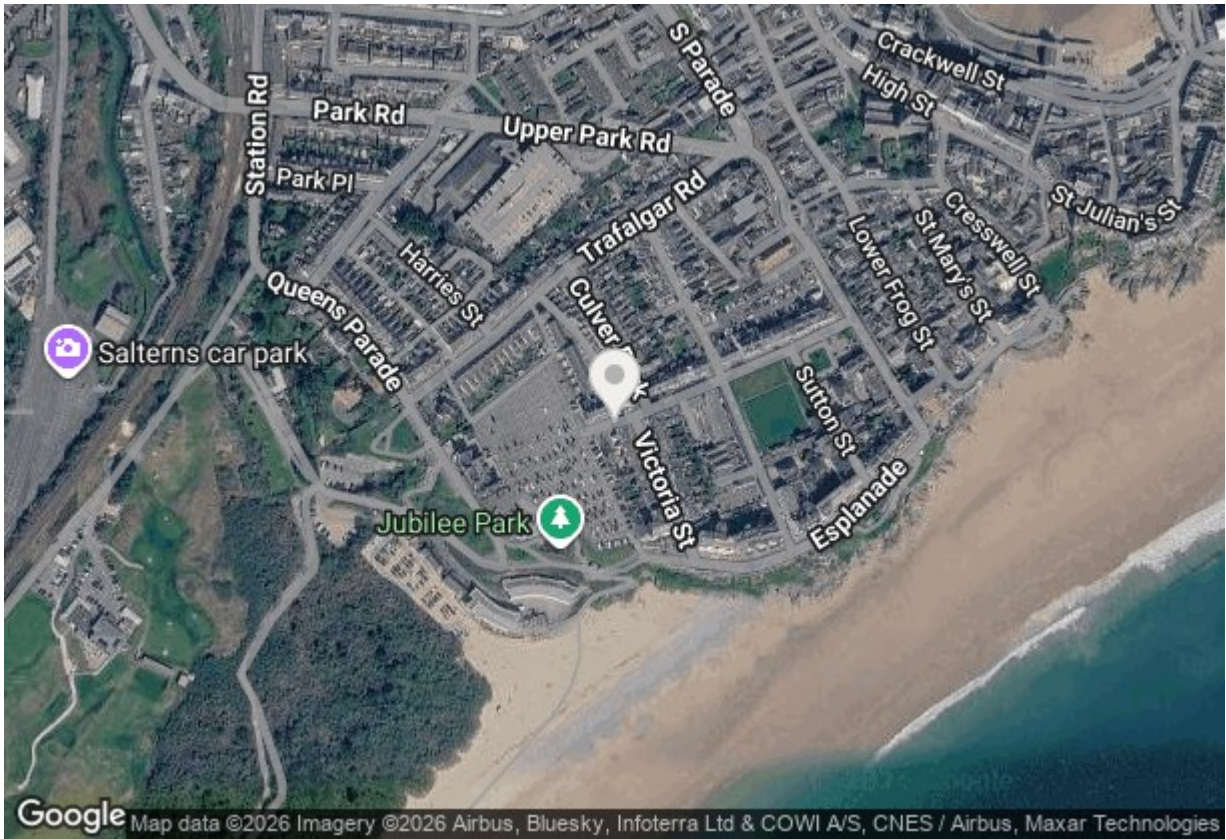
Garden

The courtyard garden is paved, with doors from the kitchen and living room. Being west-facing, it benefits from sun through the afternoon and evening. There is a storage shed to one side, with a separate room that was an outside toilet.

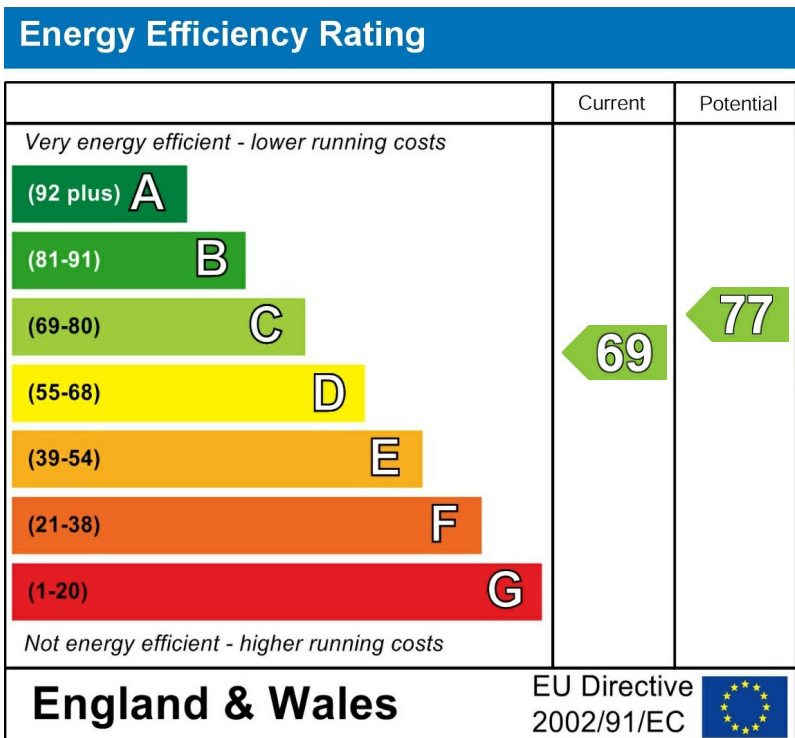
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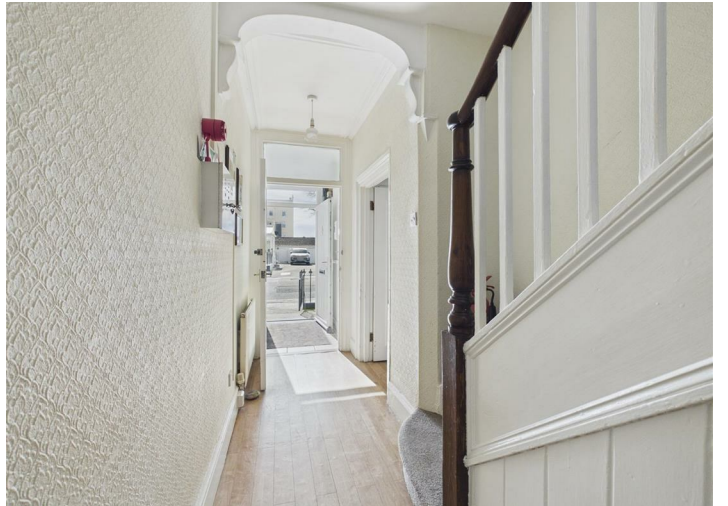
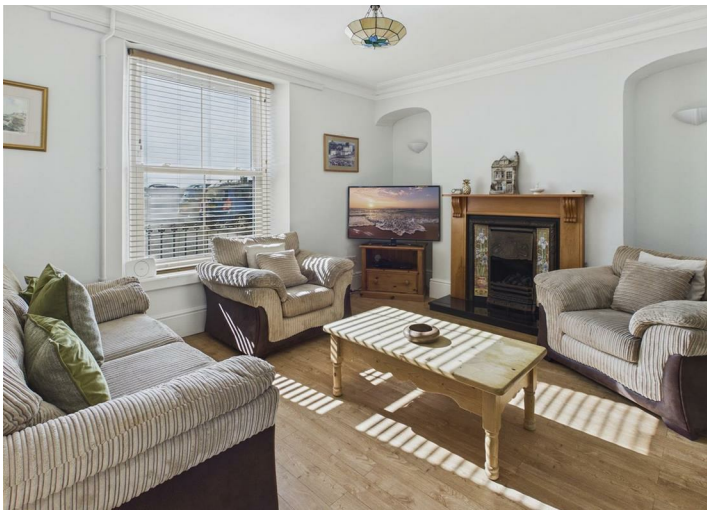
We are advised that mains gas, electric, water, and drainage is connected to the property.

There is currently no council tax band, because the property is exempt due to charitable use - this would change if it were to be a private home.



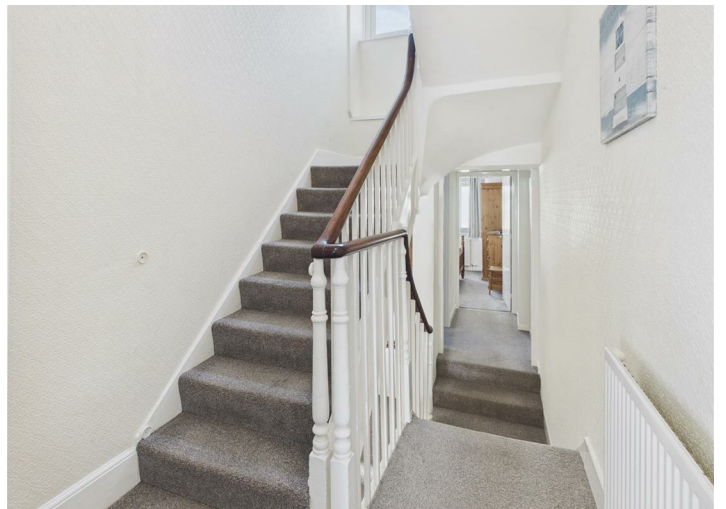
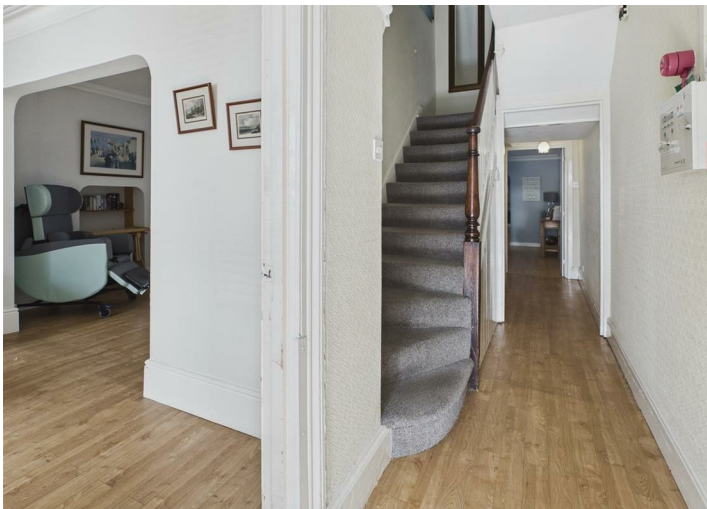
The property is on South Cliff Street, near to the Esplanade and Seafront Carpark. Postcode is SA707EA











Floor Plan



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