



**Gwylan, 1 Clement Terrace, Tenby  
OFFERS IN REGION OF £385,000**

- End Terrace House
- Spacious Accommodation Over 3 Floors
- Currently Configured as 1 Bed Ground Floor Flat
- & First Floor 4 Bed Maisonette
- Period Features With Great Potential
- Off Road Parking
- Courtyard To Rear
- Brand New Gas Central Heating System
- EER - F

## THE PROPERTY

An imposing period property set over three floors with spacious and versatile accommodation. The property is a large family home currently configured as a self contained One Bedroom Ground Floor Flat, with a Four Bedroom Maisonette above. The Ground Floor flat comprises Entrance Porch, Entrance Hall, Inner Hall, Lounge/Dining Room, Kitchen, Utility/Shower Room and One Bedroom with an enclosed courtyard to the rear. The Maisonette comprises Lounge, Kitchen/Dining Room, Two Bedrooms and Shower Room on the First Floor, with a further Two Bedrooms and Family Bathroom on the Second Floor. The property, which benefits from a brand new gas central heating system and uPVC double glazing throughout, retains many lovely character features but would benefit from some upgrading and offers huge potential to be a superb family home. The property further benefits from off road parking for one car at the front of the house. Tenby's sandy beaches are a short walk away and local schools, shops and amenities are all close by.

## PORCH

Enter through uPVC door with frosted panes and fanlight above. Timber door to Entrance Hall.

## ENTRANCE HALL

Timber doors with frosted panes to Lounge/Dining Room and Inner Hallway.

## LOUNGE/DINING ROOM

16' 03" x 15' 06" (4.95m x 4.72m)

Large bay window to front with lovely views over to Penally. Ample space for lounge suite and family size dining suite. Door to Bedroom 1.



## BEDROOM 1

13' 09" x 11' 04" (4.19m x 3.45m)

uPVC double glazed French doors to rear giving access to rear courtyard. Door to Kitchen.



### REAR COURTYARD

Paved courtyard with stone wall and fence boundaries accessed from Bedroom 1 and the Kitchen. A lovely spot to sit out with a coffee and enjoy the sunshine. Access to rear footpath.



### KITCHEN

uPVC door with frosted pane to side giving access to Rear Courtyard. Two windows to side. Fitted with a range of wall and base units with matching worktop. Space and connection for electric cooker, dishwasher and upright fridge freezer. Inset 1.5 sink and drainer with mixer tap over. Part tiled walls. Door to large cupboard housing the hot water cylinder. Door to Utility/Shower Room. Door to Inner Hallway.



### UTILITY/SHOWER ROOM

8' 05" x 6' 03" (2.57m x 1.91m)

Frosted windows to side and rear. Fitted with matching suite comprising WC and pedestal wash hand basin. Electric shower in glazed enclosure. Heated towel rail. Fully tiled walls and floor. Space and connection for washing machine.

### INNER HALL

Stairs to First Floor. Doors to Kitchen. Under stairs storage.

### FIRST FLOOR HALF LANDING

Doors to Bedroom 2 and Shower Room.

### BEDROOM 2

7' 95" x 6' 41" (4.55m x 2.87m)

Window to side.



### SHOWER ROOM

Fitted with matching suite comprising WC and wash hand basin in vanity unit. Mains shower in glazed enclosure. Underfloor heating.

## FIRST FLOOR LANDING

Doors to all rooms. Stairs to Second Floor. Under stairs storage.

### LOUNGE

13' 04" x 12' 03" (4.06m x 3.73m)

Very large window to front with lovely views over to Penally and the golf course.



### KITCHEN/DINING ROOM

14' 71" x 11' 52" (6.07m x 4.67m)

Window to rear. Original Victorian fireplace. Ample space for family size dining suite.



### KITCHEN AREA

Fitted with a range of wall and base units with matching worktop. Inset stainless steel 1.5 sink and drainer with mixer tap over. Space and connection for electric cooker with stainless steel extractor over. Space and connection for dishwasher. Built in pantry cupboards. Part tiled walls. Vinyl flooring.



### BEDROOM 3

9' 38" x 6' 52" (3.71m x 3.15m)

Window to front with lovely views towards Penally and the golf course.



## SECOND FLOOR LANDING

Doors to all rooms. Door to large closet.

### BEDROOM 4

11' 77" x 11' 09" (5.31m x 3.58m)

Window to front with pleasant views.



### BEDROOM 5

13' 05" x 12' 76" (4.09m x 5.59m)

Window to rear.



### BATHROOM

9' 48" x 7' 81" (3.96m x 4.19m)

Frosted window to rear. Fitted with matching suite comprising WC, pedestal wash hand basin and bath. Power shower in large separate glazed enclosure. Heated towel rail.



### EXTERNALLY

There is a parking space for one vehicle at the front of the property. To the rear is a sunny paved courtyard with stone wall and fence boundaries, a perfect spot to relax and enjoy al fresco dining and socialising.

### DIRECTIONS

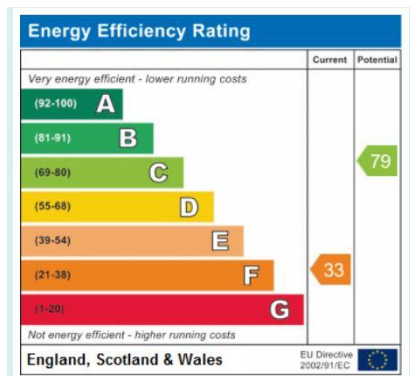
From our office proceed to the top of Upper Frog Street and turn left. Cross straight over at the crossroads into Warren Street. After approximately 750 metres, Clement Terrace will be found on the right hand side just before the train station.

## FLOOR PLAN



Gwylan, 1 Clement Terrace, TENBY

## ENERGY PERFORMANCE GRAPHS



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