



**Flat 3, Merlins Court Mews, Tenby  
OFFERS IN REGION OF £87,500**

- **Studio Apartment**
- **Quiet Cul De Sac Location**
- **Ideal Holiday Let**
- **Garage & Storage**
- **Walking Distance To Town & Beach**
- **Full Of Potential**
- **EER - C**

## THE PROPERTY

A Studio apartment situated within a short walk to Tenby town and the North beach with accommodation comprising Living/Bedroom Space, Kitchen and Shower Room/Wet Room. The property has the added benefit of an integral garage below, with power and light connected, and which houses the Worcester boiler. This is accessed via an up and over front door. Situated in a quiet cul de sac it would make an ideal deal holiday let, however, some modernisation is required.

## LIVING / BEDROOM SPACE

13' 05" x 14' 07" (4.09m x 4.44m)

Enter straight into the lounge/bedroom space. UPVC double glazed windows to the front and side. Spacious reception room with ample space for a dining table, chairs and a sofa. Space to one wall for fitted bedroom furniture with shelving for storage and hanging space. Integral pull down double bed.



## KITCHEN

10' 04" x 6' 11" (3.15m x 2.11m)

UPVC double glazed window to front. Kitchen is fitted with a range of wall and base units with matching worktop. Stainless steel sink with drainer. Plumbing and space for washing machine. Space for free standing fridge / freezer. Provision for four hob cooker with extractor hood over. Part tiled with vinyl flooring.



## SHOWER / WET ROOM

5' 06" x 6' 10" (1.68m x 2.08m)

Part tiled with vinyl flooring. Matching WC and wash hand basin. Walk in electric shower.



## GARAGE

16' 07" x 9' 03" (5.05m x 2.82m)

Wall mounted Worcester combi boiler. Power connected. Ample room for a large car and storage. Up and over door to front.

### **EXTERNALLY**

The property is approached by tiled steps to the first floor from the communal courtyard. There is also a secure communal storage area shared between the three flats and the cottage.

### **DIRECTIONS**

From our office proceed to the top of Upper Frog Street and turn right. At the junction turn left onto The Norton. Continue for a short distance and take the second left into Merlins Court. Follow the road to the right, Merlins Court Mews will be found on the left.

## FLOOR PLAN

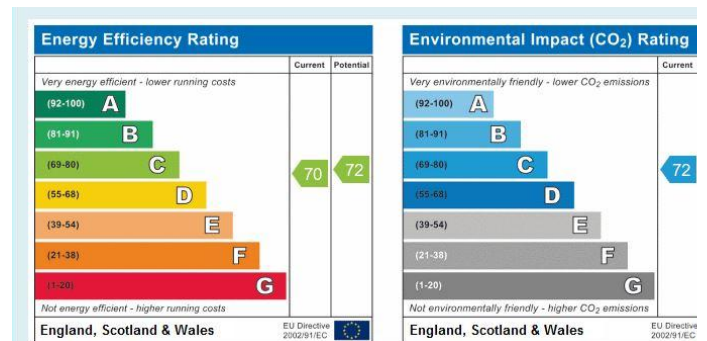
Ground Floor  
For illustrative purposes only, not to scale.



First Floor  
For illustrative purposes only, not to scale.



## ENERGY PERFORMANCE GRAPHS



These particulars, whilst believed to be accurate, are set out as a general outline for guidance only and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact. But must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.