



**1B Arcadia House, Tenby
OFFERS IN REGION OF £255,000**

- **First Floor Maisonette**
- **Three Bedrooms, Two Bathrooms**
- **Immaculately Presented Throughout**
- **Bright & Spacious Accommodation**
- **Easy Walking Distance To Town & Beaches**
- **Ideal Holiday Home Or Investment**
- **Gas Central Heating & Double Glazing**
- **EER - C**

THE PROPERTY

Situated only yards from the historic town walls, this beautifully presented first floor maisonette is being offered for sale to include all furniture, fixtures and fittings. The bright and spacious accommodation is arranged over two floors and comprises Hall, Lounge/Dining Room, Kitchen, Bathroom and One Bedroom on the first floor, and a further two bedrooms on the second floor; one of which is En Suite. The property also benefits from gas central heating and double glazing throughout. The beautiful beaches, harbour, shops and amenities are all within a short walk. An ideal holiday let, investment or family home, viewing is highly recommended

ENTRANCE HALL

The apartment is accessed through a well maintained secure communal Lobby. Stairs lead up to the Hallway.

HALLWAY

Doors to all rooms. Stairs to first floor. Laminate flooring.



LOUNGE/DINING ROOM

21' 11" x 12' 02" (6.68m x 3.71m)

Two large sash windows to front and large sash bay window to side flood the room with natural light allowing a beautiful bright and airy feel. Laminate flooring. TV point with satellite connection.



LOUNGE



DINING AREA

Ample space for a family size dining suite.



KITCHEN

9' 11" x 8' 06" (3.02m x 2.59m)
Sash window to side. Fitted with a range of wall and base units with matching worktop. Integral four ring gas hob and electric oven with stainless steel extractor over. Inset 1.5 stainless steel sink and drainer with mixer tap. Integral washing machine, dishwasher, fridge and freezer. Part tiled walls. Ceramic floor tiles. Kick space heater.



BEDROOM 1

13' 10" x 10' 00" (4.22m x 3.05m)
Sash window to side. Very large Velux to rear. Inset spot lights. Laminate flooring.



BATHROOM

10' 03" x 6' 06" (3.12m x 1.98m)
Large Velux to rear. Fitted with matching suite comprising WC, pedestal wash hand basin and bath. Separate glazed enclosure housing mains shower. Door to large cupboard housing Glow Worm remote controlled combi boiler. Ceramic floor tiles. Part tiled walls. Inset spot lights.



SECOND FLOOR LANDING

Velux to rear. Double door to cupboard in eave space. Doors to all rooms. Door to large closet.



BEDROOM 2

11' 09" x 11' 05" (3.58m x 3.48m)
Sash window to front. Door to En Suite Shower Room.



EN SUITE SHOWER ROOM

10' 03" x 8' 08" (3.12m x 2.64m)

Velux to rear. Fitted with matching suite comprising WC and pedestal wash hand basin. Electric shower in curved enclosure. Part tiled wall. Ceramic floor tiles.



BEDROOM 3

11' 10" x 7' 10" (3.61m x 2.39m)

Sash window to front.



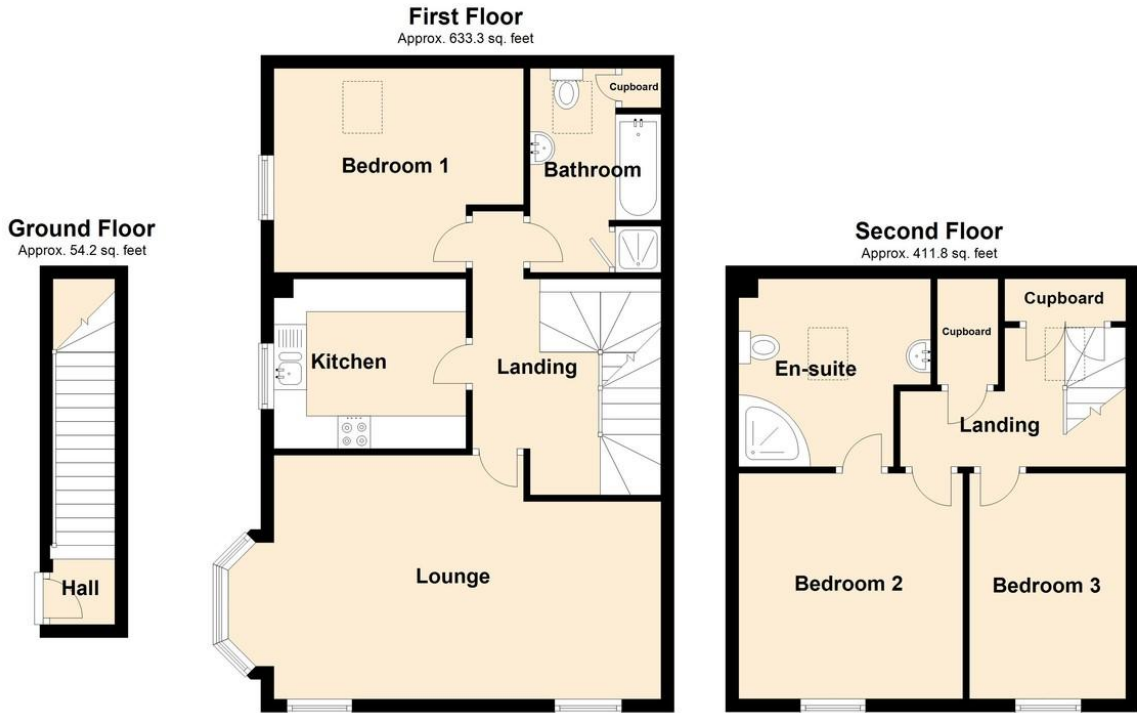
PROPERTY TENURE

We believe the property to be Leasehold, 980 years remain on a 999 year lease.
Service charge £1,000 per annum.

DIRECTIONS

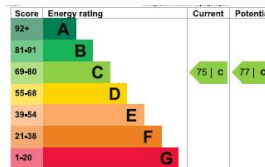
From our office proceed to the top of Upper Frog Street and turn left. At the crossroads continue straight across and follow the road for about 30 yards. Arcadia House will be found on the right hand side at the crossroads to Harding Street.

FLOOR PLAN



Flat 1B, Arcadia House, Warren Street, TENBY

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.