



**Flat 2 The Coach House, Greenhill Avenue,
Tenby**

OFFERS IN REGION OF £130,000

- **First Floor Apartment**
- **One Bedroom**
- **Close to Town and Beach**
- **Full of Potential**
- **Ideal Holiday Or Residential Let**
- **EER - E**

THE PROPERTY

A first floor, one bedroom apartment situated on Greenhill Avenue, just yards from the town walls and within easy reach of the centre of Tenby. The accommodation comprises Entrance Hall, Lounge, Kitchen, One Bedroom and Bathroom. The property is conveniently located to reach both the town centre and Tenby's beautiful beaches and harbour. The golf course and railway station are also close by. There is residents permit parking to the front. The property, which would enjoy some refurbishment, is an ideal investment opportunity and would make a lovely holiday or residential let.

ENTRANCE HALL

Enter from communal hall through timber door. Door to Lounge.

LOUNGE

14' 09" x 10' 09" (4.5m x 3.28m)

Double glazed sash window to front. Electric radiator. Doors to Kitchen and Inner Hallway.



KITCHEN

7' 06" x 6' (2.29m x 1.83m)

Velux window to rear. Inset stainless steel sink and drainer with mixer tap. Space and connection for under counter fridge and electric oven with extractor hood over. Space and plumbing for washing machine. Range of wall and floor kitchen cabinets with matching worktop. Vinyl flooring.

INNER HALLWAY

Airing cupboard housing immersion tank. Doors to Bathroom and Bedroom.

BEDROOM

11' 07" x 8' 04" (3.53m x 2.54m)

Double glazed timber sash window to front. Electric radiator.



BATHROOM

7' 06" x 5' 06" (2.29m x 1.68m)

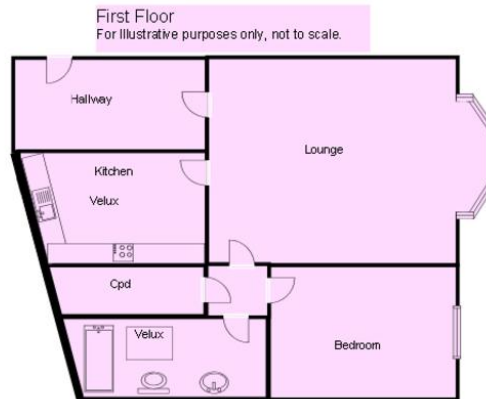
Velux window to rear. Bath. WC. Pedestal wash hand basin. Heated towel radiator. Part tiled walls and vinyl flooring.



DIRECTIONS

From our office proceed to the top of Upper Frog Street and turn left. At the cross roads continue straight across into Warren Street. Take the second right turn into Greenhill Avenue and follow the road around where Flat 2 will be seen on the left hand side.

FLOOR PLAN



ENERGY PERFORMANCE GRAPHS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 c
55-68	D		
39-54	E	53 e	
21-38	F		
1-20	G		

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