



## Flat 1, Flint House, Tenby

A Light and Airy Two Bedroom lower ground floor Apartment with the added benefit of a rear garden with a covered paved patio, Flint House is located just 150 metres to the sea front overlooking Tenby's picturesque harbour. The property has brand new carpets and been redecorated throughout and also benefits from double glazing throughout and a fitted kitchen including dishwasher, washing machine and fridge/freezer. The apartment would make an ideal purchase for someone looking for a holiday bolt hole in Tenby or investment opportunity  
EPC Rating D.

**£149,950**

**Tenure Leasehold**



LOUNGE/DINER



OUTSIDE



## **DIRECTIONS**

From our office head up through Tudor Square, keeping the church to your left. Turn left at the mini roundabout, then right at the crossroads. Flint House is approximately 50 yards on the left hand side.

The Apartment is approached via steps leading down to the solid wood part glazed front door, which is set back under a stone archway. Front door opens into the kitchen/diner.

## **ACCOMMODATION COMPRISES**

Open plan Kitchen/Diner/Lounge. Two Bedrooms. Family Bathroom. OUTSIDE. Decked area leads to rear garden.

### **KITCHEN**

*12'4 X 6'6 (3.76M X 1.98M)*

Fitted kitchen comprising a number of wall and base units, integral dishwasher, washing machine and fridge/freezer, built-in touch sensitive electric hob with extractor fan over and built-in oven under, recessed spotlighting and stainless steel sink with mixer tap.



### **LOUNGE/DINER**

*17'2 X 11'10 (5.23M X 3.61M)*

Centre ceiling light point, mains operated smoke alarm, solid wood sash window to the front of the property, electric storage heater and solid fuel fireplace (currently not in use).



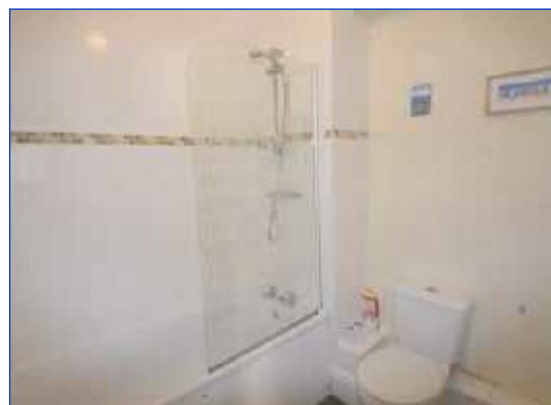
### **INNER HALLWAY**

Hallway has centre ceiling light point and cupboard housing the hot water tank.

### **BATHROOM**

*6'8 X 7'6 MAX (2.03M X 2.29M MAX)*

Bathroom has centre ceiling light point, full height tiling above the bath with mains shower over and glass shower screen, close coupled WC, pedestal wash hand basin, ceiling mounted Newlec extractor fan and heated towel rail.



### **BEDROOM ONE**

*12'4 X 11'8 (3.76M X 3.56M)*

Bedroom one has centre ceiling light point, mains operated smoke alarm, Upvc double glazed window and part glazed timber door opening to the rear garden, TV point and electric night storage heater.



### **BEDROOM TWO**

*9'11 X 5'11 (3.02M X 1.80M)*

Bedroom two has centre ceiling light point, electric night storage heater, mains operated smoke alarm, Upvc double glazed window looking out to the rear garden and TV point.



### **OUTSIDE**

Directly out of the rear door is a covered area and a set of steps leading up to the rear garden which is mainly laid to lawn.

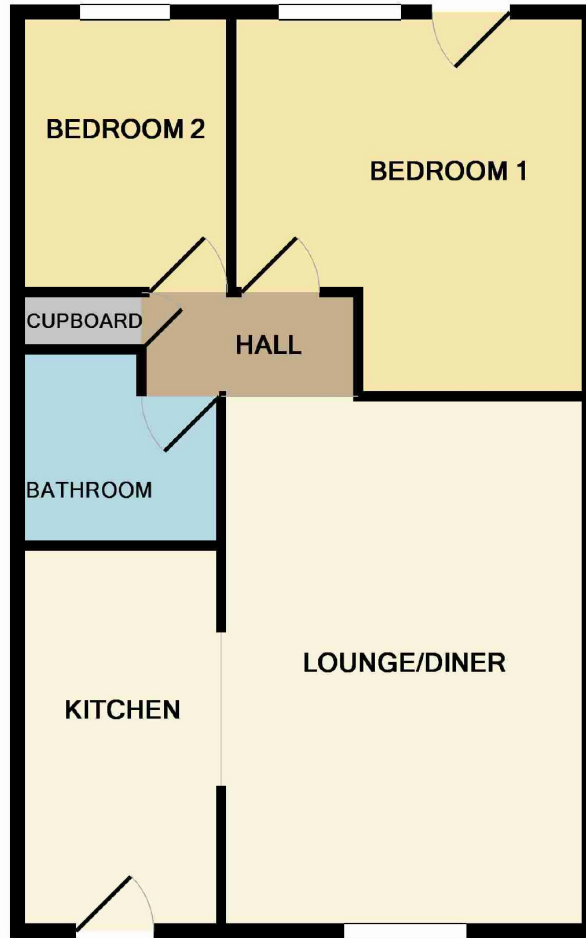


### **COUNCIL TAX BAND**

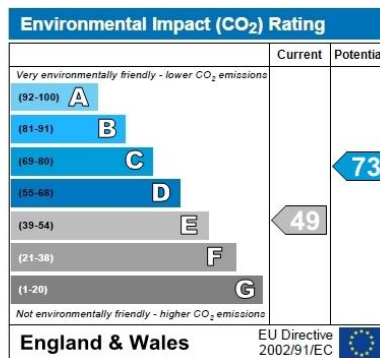
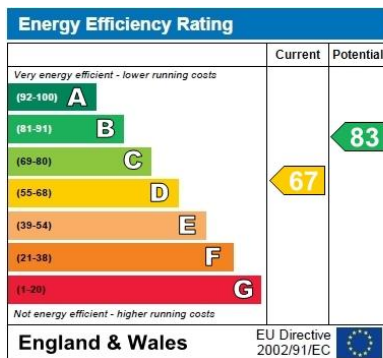
The Council Tax Band for this property is - Band C

## FLOOR PLAN

Not To Scale - For Illustration Purpose only



FLAT 1 FLINT HOUSE, DEER PARK, TENBY  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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