



## Apartment 14 Bryn Y Mor, Narberth Road, Tenby, SA70 8HT

£550,000



A beautifully decorated duplex penthouse apartment with far-reaching panoramic views over the historic harbour town of Tenby, Caldey Island and the beautiful Carmarthen Bay. This spacious apartment is part of a luxury development of Bryn Y Mor, benefitting from an indoor heated swimming pool, gym, and allocated parking. Located only a 10 minute walk to sandy beaches, restaurants, cafes, bars and many shops.

Internally the penthouse has lots to offer from a light and airy open-plan living area with fitted kitchen, and 3 bedrooms. There are 2 ensuites, separate WC and a mezzanine floor perfect for an office space, library or additional living room. A balcony off the master bedroom offers a beautiful panoramic view of Tenby peninsula. The property is offered for sale with no onward chain.



LOCK HOUSE C. 1750



Regulated by R.I.C.S. Giles Birt, B.Sc., M.R.I.C.S



- **Stunning 3 Bed Duplex Apartment**
  - **Open-Plan Living Area**
    - **Mezzanine Level**
  - **Communal Indoor Pool & Gym**
    - **Ideal Investment Property**

- **Panoramic Views**
  - **2 En-Suite & Separate WC**
    - **Lift Access**
  - **2 Wide Allocated Parking Spaces**
    - **NO ONWARD CHAIN!**

#### Entrance Hallway

Has ceiling spotlights, laminate flooring, central heating radiator, Nest Heating controls, doors to bedrooms and cloakroom and spiral staircase to first floor living area.

#### Bedroom 1 16'11 x 15'9 max (5.16m x 4.80m max)

Has ceiling spotlights, laminate flooring, central heating radiator, TV point, uPVC double glazed French doors opening onto the small balcony with stunning views out over Tenby, Caldey Island and the sea beyond and a further uPVC double glazed window to the side of the property.

#### En-Suite Shower Room (Bed 1) 8'5 x 4'6 (2.57m x 1.37m)

Sliding solid wood doors open to the en-suite which has fully tiled walls and flooring, ceiling spotlights, wash hand basin set into vanity unit, WC, shower cubicle with mains shower, shaver socket and Dimplex wall heater.

#### Bedroom 2 14'10 x 10'5 (4.52m x 3.18m)

Has ceiling spotlights, laminate flooring, uPVC double glazed window to the side of the property, timber double glazed Velux window and TV point.

#### En-Suite Shower Room (Bed 2) 6'5 x 6'2 (1.96m x 1.88m)

Has timber double glazed Velux window, fully tiled walls and flooring, extractor fan, bath with electric shower over, wash hand basin set into Vanity unit, close coupled WC, and heated chrome towel rail,.

#### Bedroom 3 / Office 8'1 x 6'10 (2.46m x 2.08m)

Has uPVC double glazed window to the side of the property, two wall lights, tv point and laminate flooring.

#### Separate WC 6'2 x 3'4 (1.88m x 1.02m)

Cloakroom has fully tiled walls and floor with ceiling

spotlights, WC set into vanity unit, wall mounted wash hand basin with mixer tap and extractor fan.

#### Open-Plan Living Space 21'7 x 17'1 (6.58m x 5.21m)

Has ceiling spotlights, laminate flooring, two double glazed windows to the front with stunning views out over Tenby town, Caldey Island and the sea beyond and a further two double glazed windows to the side of the property. There are also two timber double glazed Velux windows over the kitchen area. The living area has three central heating radiators and entry video phone system. The kitchen area comprises a number of wall and floor mounted units, integrated fridge/freezer, electric oven with 4 ring induction hob, one and a half bowl stainless steel sink with mixer tap, integrated dishwasher and washing machine.

#### Mezzanine Level 17'0 x 7'11 (5.18m x 2.41m)

Spiral staircase continues up to the mezzanine floor which has a banister and overlooks the lounge area. It has laminate flooring, ceiling spotlights, wall light over the stairs, central heating radiator and two timber Velux windows to the front.

#### Please Note

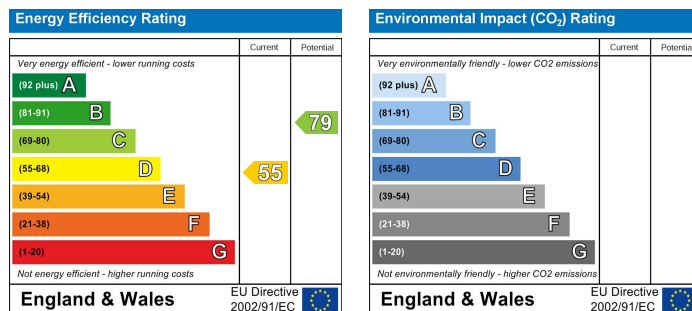
The property is owned on a leasehold basis, with a 999 year lease term from 2002. Property Managed by Birt&Co.

There is an annual ground rent of £50. Service charge & Sinking Fund is currently £4590.03 per annum.

Commercial holiday letting allowed. Pets allowed with Freeholder consent.

The Pembrokeshire County Council Tax Band is H - approximately £3843.02 for 2024/25.

We are advised that mains electric, water and drainage is connected to the property.



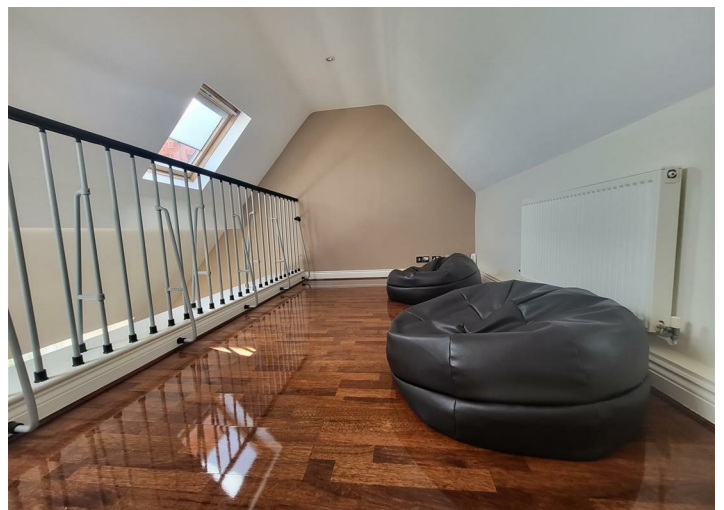
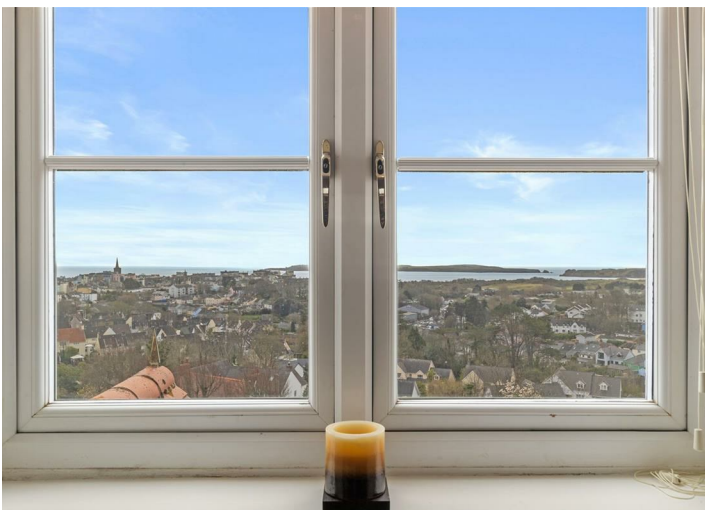
From our office head up through Tudor Square; drive straight along the High Street past the sea front and head out of town. Drive round the bend by the Doctors Surgery and Bryn y Mor is located approximately 500 meters on the right hand side. The Penthouse apartment is entered via a solid wood front door that opens into the Hallway.



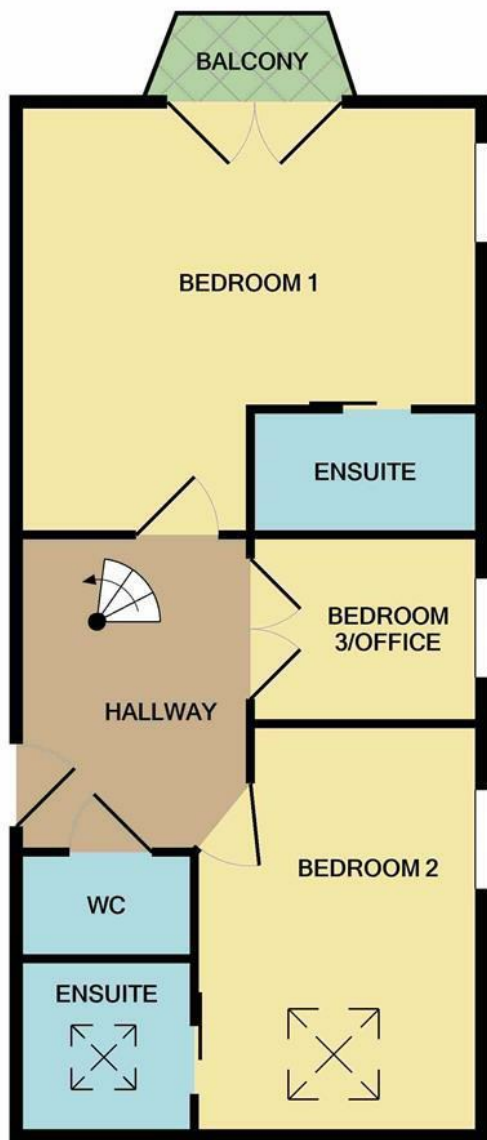




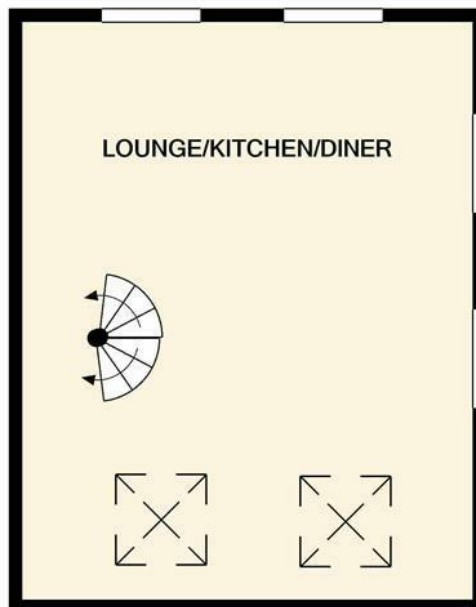




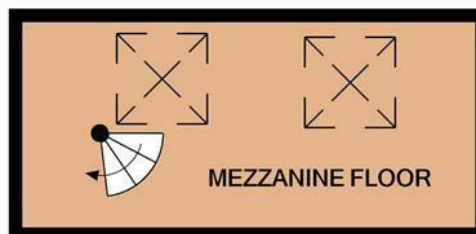
Floor Plan



GROUND FLOOR  
APPROX. FLOOR  
AREA 634 SQ.FT.  
(58.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 361 SQ.FT.  
(33.6 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 134 SQ.FT.  
(12.5 SQ.M.)

**BRYN Y MOR, TENBY**  
TOTAL APPROX. FLOOR AREA 1130 SQ.FT. (105.0 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
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