



## 16 Bryn Y Mor, Narberth Road, Tenby, SA70 8HT

£499,950



Perched above the charming town of Tenby, discover luxury coastal living with this stylish penthouse apartment offering a spacious interior, panoramic views and access to a range of communal amenities.

The open-plan layout seamlessly connects the living, dining, and kitchen areas, creating a space that's perfect for both relaxation and entertaining. The private balcony boasts picturesque panoramic views reaching across the rooftops of Tenby and as far as Giltar Point and Penally. The apartment features a modern bathroom and a separate shower room, offering convenience for both guests and residents. You'll find the additional mezzanine level off the Master bedroom which adds an extra space that is ideal for a home office, or peaceful living space bathed in natural light.

In addition to the apartment's luxury features, residents have access to communal facilities including the indoor heated swimming pool, sauna & gym. Furthermore, this penthouse comes with the added convenience of two allocated parking spaces. With its central location, you'll have Tenby's charming array of shops, restaurants, and attractions just a short stroll away.



LOCK HOUSE C, 1750



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



### Entrance Hall 13'7" x 5'10" (max) (4.15m x 1.8m (max))

The entrance hall features door intercom system, hard-wired smoke alarm, telephone point, recessed ceiling spotlights, central heating radiator, carpeted stairs to floor above with cupboard below for storage, and hanging space. Kardean LVT flooring flows seamlessly into the open-plan living space.

### Living/Dining Room 19'8" x 15'8" (6m x 4.8m)

This room has an abundance of natural light thanks to the double-glazed aluminium French doors that open on to the private balcony. The views from here expand across the rooftops of Tenby Town Centre featuring the iconic harbour & Carmarthen Bay beyond, St Catherine's Island, Caldey & St Mary's Island through to Penally and Giltar Point.

This spacious living space allows plenty of room for living and dining furniture. The room features recessed ceiling spotlights with dimmable light switch, 2 central heating radiators, and TV point.

### Kitchen 12'5" x 9'6" (3.8 x 2.9m)

The Open-Plan Living Space also incorporates the Kitchen. Comprising of black granite work tops and wood wall and base units, the kitchen provides ample space for storage and food preparation. Integrated appliances include; Zanussi dishwasher, oven/grill, and washing machine, John Lewis 4-ring induction hob with stainless steel extractor above, and CDA fridge/freezer. The black granite worktop features drainage grooves next to the dropped stainless steel sink with mixer tap. Recessed ceiling spotlights and under cabinet spotlighting provide ample lighting to the room. The Worcester combination boiler is also located in the kitchen.

### Bedroom 3 12'9" x 10'0" (3.9m x 3.06m)

Located on first level is this spacious bedroom currently featuring a super king size bed. The room features; uPVC double glazed window, recessed ceiling spotlights, TV point and central heating radiator.

### Shower Room 8'4" x 5'1" (2.55m x 1.55m)

Located on the first level the Shower room features tiled flooring and walls with recessed ceiling spotlights. Finishings include; vanity unit with built in wash hand basin and close coupled WC and storage cupboards with wall-mounted LED backlit mirror above, plus chrome towel rail. The double walk-in shower features glass sliding door, chrome rainfall showerhead and secondary handset.

### Bedroom 1 19'5" x 10'0" (max) (5.94m x 3.05m (max))

Upstairs the master bedroom enjoys the panoramic views of Tenby through two double glazed uPVC central-opening windows. Room features; 2 central heating radiators, TV point, recessed ceiling spotlights and a large built in wardrobe with integrated spotlighting. A further staircase leads to the open mezzanine level above. Natural light floods this room from the 2 double glazed Velux windows above.

### Mezzanine Level 14'0" x 7'7" (4.27m x 2.32m)

This bright and airy mezzanine space will make an ideal home office or a peaceful breakout space above the master bedroom. Featuring; central heating radiator, TV point, ceiling spotlights and natural light from the 2 double glazed Velux windows.

### Bedroom 2 11'7" x 10'1" (3.54m x 3.08m)

The secondary bedroom is located to the rear of the second floor. This bright double bedroom includes; central heating radiator, recessed ceiling spotlights, double-glazed Velux window, TV point and eaves storage.

### Bathroom 8'10" x 6'0" (2.7m x 1.85m)

Located on the second level the bathroom features tiled flooring and walls, recessed ceiling spotlights, and double-glazed Velux window. Finishings include; vanity unit with built in wash hand basin and close coupled WC and storage cupboards with wall-mounted LED backlit mirror to the side, plus chrome towel rail. The bath with mixer tap features overhead chrome rainfall showerhead and secondary handset and glass shower screen.

### Please Note

The property is owned on a leasehold basis with a Share of Freehold. 999-year lease term from 2002.

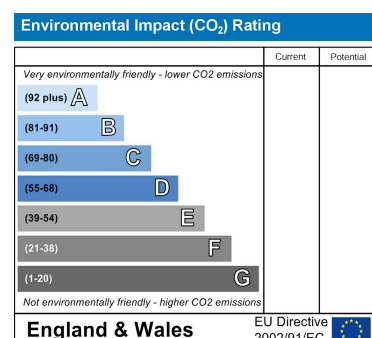
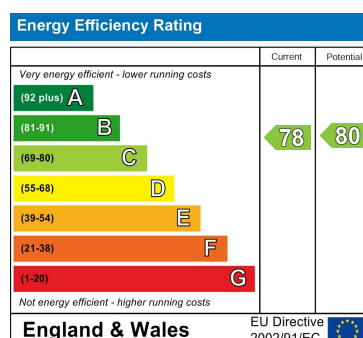
The owner of this apartment will hold a 1/26th share of the freehold.

There is an annual ground rent of £50. Service charge & Sinking Fund is £5009.16 per annum.

Commercial holiday letting allowed. Pets allowed.

The Pembrokeshire County Council Tax Band is G - approximately £2,759.18 for 2023/24

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





Aerial Photo



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.

- **Exclusive Luxury Complex**
- **Outstanding Sea Views over Rooftops of Tenby**
- **Share of Freehold & Long Lease Term**
  - **On-site Pool, Sauna & Gym Suite**
  - **Walking Distance to Local Amenities**
- **Stylish Open-Plan Living Space with Balcony**
- **Three Spacious Bedrooms plus Mezzanine Level**
- **Two Designated Parking Spaces**
  - **Lift Access Available**
  - **No Onward Chain**













# Floor Plan

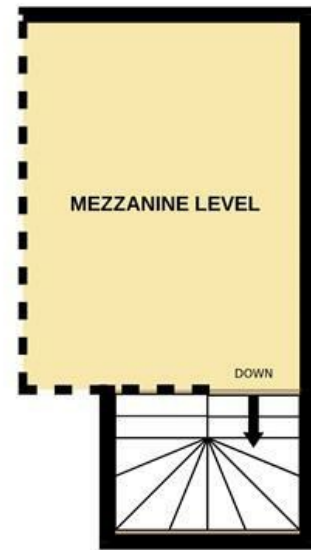
FIRST LEVEL



SECOND LEVEL



MEZZANINE



Measurements are approximate. Not to scale. Illustrative purposes only  
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