



5 Glendower House, The Norton, Tenby, SA70 8AH

£435,000



A well presented first floor apartment with secure parking and shared balcony. Glendower House is part of the seafront Guildhall development and boasts a shared balcony with picturesque views overlooking North Beach and Carmarthen Bay.

This modern two bedroom apartment can be accessed via a lift from the ground floor and features an open-plan living space with full height solid wood sash windows and French doors onto the balcony. Currently a successful holiday let, this apartment is ideal as an investment property or seaside escape.

- **Picturesque Sea & Harbour Views**
 - **Allocated Secure Parking**
 - **Lift Access Available**
- **Ideal Investment Property**
 - **No Onward Chain**

- **Balcony to Front**
- **2 Double Bedrooms**
- **Separate Bathroom & WC**
- **Short Walk to Tenby Town Centre**
- **Property Managed by Birt&Co**

Hallway

Hallway has ceiling spotlights, electric heater, video entry system, large airing cupboard and laminate flooring.

Open-Plan Living Space 11'6 x 14'2 (3.51m x 4.32m)

Lounge/Dining Room has centre ceiling light point and ceiling spotlights, two electric heaters and large double glazed sash window with stunning views over the North Beach, Tenby Harbour and beyond.

Kitchen 8'5 x 10'4 (2.57m x 3.15m)

Kitchen has ceiling spotlights, wall and floor mounted units, sunken stainless steel sink with mixer tap, integrated Caple oven and microwave, four ring electric hob with extractor fan over, integrated fridge/freezer, washing machine, dishwasher and tiled floor. Double glazed French Doors open out to the balcony where you can sit and enjoy the stunning views of the North Beach, Tenby Harbour and beyond.

Balcony

The front balcony is shared with Flat 6, who also have access from their apartment. However, there is scope to divide the two with e.g. planters or other temporary structures.

Cloakroom 7'0 x 3'3 (2.13m x 0.99m)

Cloakroom has ceiling spotlights, wall mounted wash hand basin, WC, chrome heated towel rail, half tiled walls and tiled floor.

Bathroom 6'7 x 5'7 (2.01m x 1.70m)

Bathroom is fully tiled with ceiling spotlights. bath with mains shower over and glass shower screen, wall mounted wash hand basin, WC and chrome heated towel rail.

Bedroom One 11'3 x 9'5 (3.43m x 2.87m)

Bedroom one has centre ceiling light point, electric

heater and double glazed sash window over looking The Norton.

Bedroom Two 9'3 x 9'5 (2.82m x 2.87m)

Bedroom two has centre ceiling light point, electric heater and double glazed sash window overlooking The Norton.

Under Croft Parking

Please Note

The property is owned on a leasehold basis, with a 999 year lease term from 2011. Property managed by Birt&Co.

Service charge & Sinking Fund is currently £2993.48 per annum.

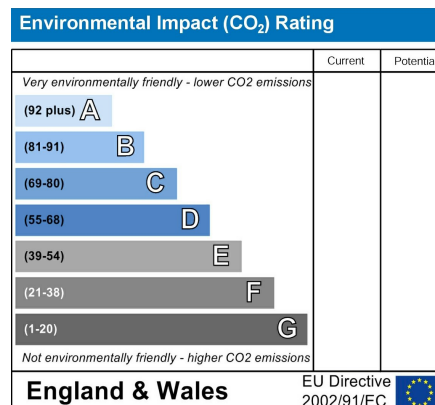
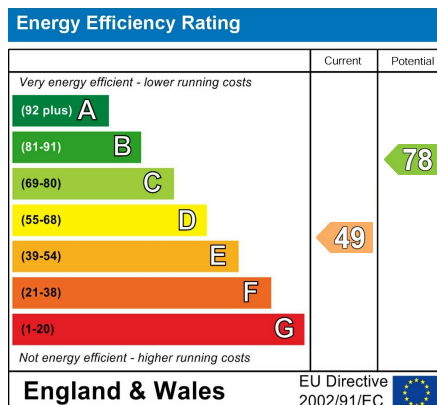
Commercial holiday letting allowed. Pets allowed with Freeholder consent.

The Pembrokeshire County Council Tax Band is F- approximately £2391.29 for 2023/24

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



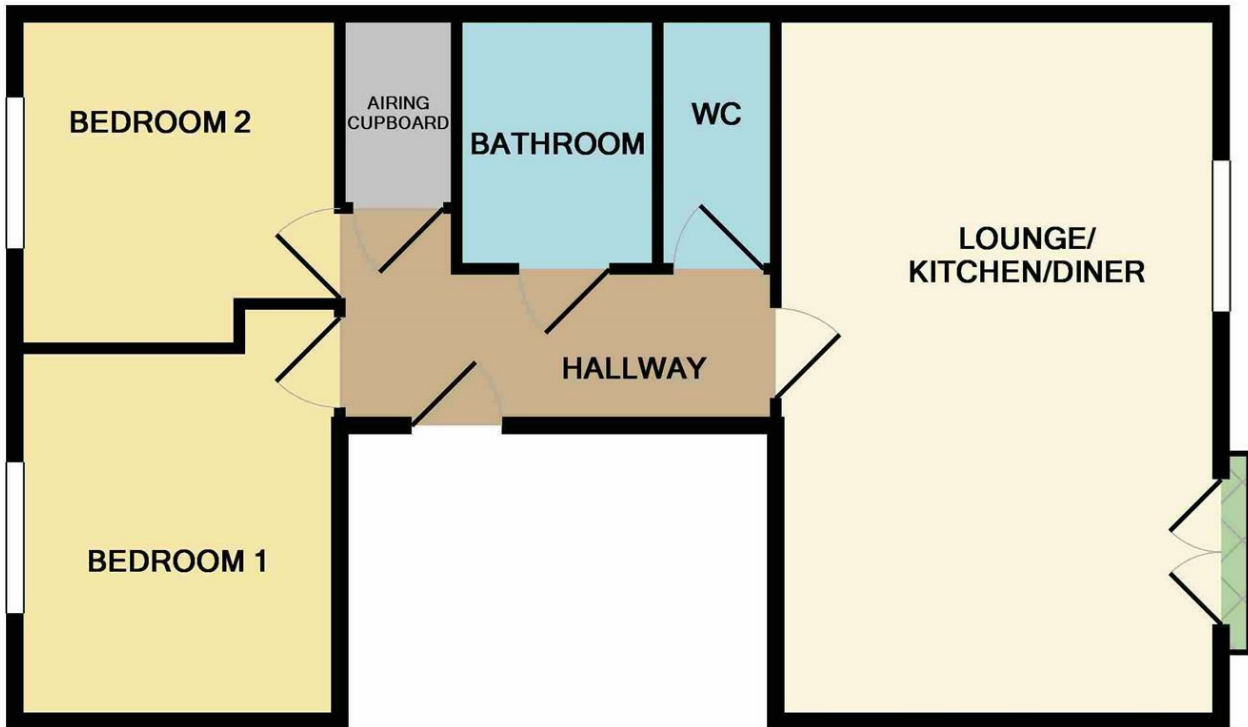
From our office head up through Tudor Square. Go straight over the mini roundabout and Glendower House is located on the right hand side overlooking the North Beach. The under croft parking and the main front door is accessed from the Norton. The property is entered via a solid wood front door which opens into the hallway.







Floor Plan



GLENDOWER, THE NORTON, TENBY
TOTAL APPROX. FLOOR AREA 570 SQ.FT. (53.0 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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