



## Flat 1 Fern House, Penally, Tenby, SA70 7PR

£210,000



Centrally located in the peaceful village of Penally, this third-floor apartment enjoys beautiful sea views towards Penally Headland and a short walk from the golden sands of Tenby's famous South Beach. Boasting a spacious open-plan layout and two generously sized bedrooms with added benefits including allocated parking and access to a beautifully maintained communal garden. This property presents an ideal choice as a primary residence or investment purchase.

The surrounding landscape includes scenic walks along the Pembrokeshire Coast Path nearby, providing residents with opportunities to explore the natural beauty of the area.

The proximity to Tenby gives the benefit of amenities including shops, restaurants, and cultural attractions. Overall, Penally offers a blend of coastal beauty, historical significance, and a relaxed atmosphere for those looking to escape to the Welsh seaside.



LOCK HOUSE C. 1750



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



- **2nd Floor Apartment**
- **Open Plan Living Area**
- **Central Village Location**
- **Allocated Parking Space**

- **2 Double Bedrooms**
  - **Sea Views**
- **Communal Garden**
- **No Onward Chain!**

#### Entrance Hall 11'2" x 6'2" (3.42m x 1.88)

Accessed through the front door, the entrance hall has small central heating radiator, ceiling light fitting, electric fuse box and a small single-glazed window. There is a small step down into the 2 bedrooms.

#### Living Room 12'11" x 16'6" (3.94m x 5.05m)

The living room boasts stunning sea views through the single-glazed dormer sash window. This panoramic outlook stretches from Tenby & St Catherine's Island, across Tenby Golf Course, Caldey Island to Penally Headland. A further double glazed Velux window fills the room with natural light. The room also features central heating radiator, ceiling light fitting, TV aerial socket and telephone intercom system for the front door to the building.

#### Kitchen & Dining Room 19'5" x 16'4" max (5.92m x 4.99m max)

The kitchen comprises wall and base units with worktop over, tile splashback and low breakfast bar to one end. There is an integrated 4-ring gas hob with extractor above and oven/grill below, fitted stainless steel sink with draining board, under counter space for fridge and space and plumbing for washing machine. The Glow-worm boiler is located in the kitchen space with CO2 detector, electric ventilation system, smoke alarm and central ceiling light fitting. A single glazed sash window looks out to the side of the property with central heating radiator to the side.

The dining room space is filled with natural light from double-glazed Velux window and the single glazed sash dormer window provides beautiful sea and countryside views from St Catherine's Island, Tenby to Giltar Point. Room also features central heating radiator, ceiling light fitting and loft access hatch.

#### Bedroom 1 14'11" x 12'3" max (4.56m x 3.74m max)

Bedroom 1 features central heating radiator, single-glazed sash window to side of property, smoke alarm, ceiling light fitting and double-glazed Velux window.

#### Bedroom 2 14'9" x 12'11" max (4.52m x 3.96m max)

Bedroom 2 features central heating radiator, smoke alarm, ceiling light fitting and two double-glazed Velux windows.

#### Bathroom 6'2" x 7'8" (1.9m x 2.35m)

The bathroom suite is comprised of bath with overhead shower, close coupled toilet, pedestal wash hand basin, double-glazed Velux window, central heating radiator, ceiling light fitting and wall mounted mirror with light above.

#### Externally

Outside is a large, tarmacked driveway with an allocated parking space. Large communal garden laid to lawn with mature trees and plants, featuring views of the sea and Penally Headland.

#### Please Note

The property is owned on a leasehold basis, with a 999-year lease term from 2023.

Commercial holiday letting allowed. Pets allowed with Freeholder consent.

The Pembrokeshire County Council Tax Band is A - approximately £1247.78 for 2024/25.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

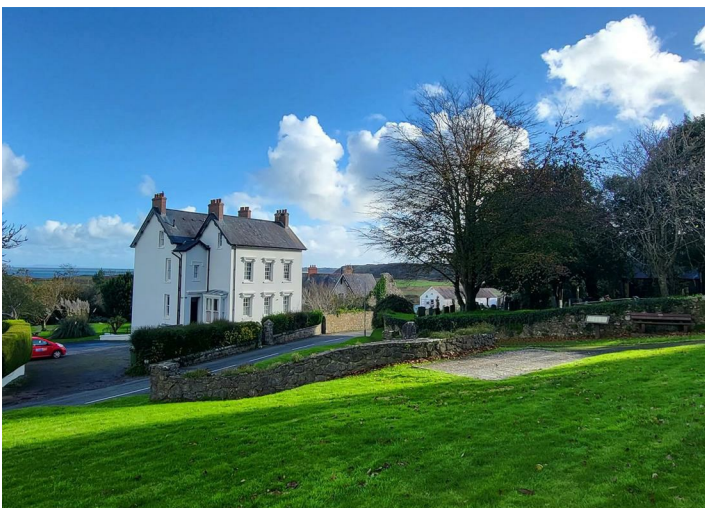


From our office head out of Tenby turning left into Marsh Road, follow this road, passing Greenhill School and the Leisure Centre then turning right opposite Kiln Park Service Station. Drive through Penally Village and Fern House is located opposite the church and village green.









# Floor Plan



Measurements are approximate. Not to scale. Illustrative purposes only.  
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