



2, Fern House, Penally, Tenby, SA70 7PR

£275,000



This second floor two-bedroom apartment enjoys beautiful views towards Penally Headland and is only a short walk to South Beach in Tenby. With a bright, spacious lounge, kitchen/diner, two bedrooms, one en-suite and bathroom, the property also has allocated parking and access to a beautifully maintained communal garden, thus making a lovely primary residence or investment property.

Penally is a popular village with many cultural attractions of its own and is within easy access of the popular seaside towns of Saundersfoot and Tenby and all the amenities they have to offer. The Pembrokeshire Coast Path is on the doorstep to explore the glorious coastline.



LOCK HOUSE C. 1750



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



- **2nd Floor Apartment**
- **Large Lounge with Bay Window**
 - **Bathroom and En-Suite**
 - **Allocated Parking Space**

- **2 Double Bedrooms**
 - **Sea Views**
 - **Communal Garden**

Hallway

The entrance hall has small central heating radiator, ceiling light fitting and space for coats and shoes.

Living Room 20'03 x 17'09 (6.17m x 5.41m)

The living room has high ceilings with original ceiling rose and cornicing and large bay windows with views stretching from Tenby and St Catherine's Island across the golf course to Caldey Island and the Penally headland. The room also has a fireplace with electric flame effect fire, central heating radiator, ceiling light fitting, TV aerial socket and telephone intercom system for the front door.

Kitchen & Dining Room 14'08 x 12'09 (4.47m x 3.89m)

The kitchen comprises wall and base units, worktop with tiled splashback, integrated 4-ring gas hob with extractor above and oven/grill below, stainless steel sink, under counter space for fridge, space and plumbing for washing machine, central heating radiator and boiler. The single glazed bay window looks out to the side with views to the headland.

Bedroom 1 16'06 x 15'06 max (5.03m x 4.72m max)

Bedroom one has central heating radiator, two sash windows to the front of the property, ceiling light fitting and en-suite shower room.

Bedroom 2 9'07 x 11'05 (2.92m x 3.48m)

Bedroom two features central heating radiator, ceiling light fitting, sash window and built in storage cupboard.

Bathroom 9'04 x 8' max (2.84m x 2.44m max)

The bathroom comprises bath with hand shower, close coupled toilet, pedestal wash hand basin, two sash windows, central heating radiator, ceiling light fitting and wall mounted mirror with light above.

En-Suite 8'04 x 5'03 max (2.54m x 1.60m max)

En-suite shower room has shower cubicle, WC, and pedestal wash hand basin.

Externally

Outside is a large, tarmacked driveway with an allocated parking space. Large communal garden laid to lawn with mature trees and plants and lovely views towards 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 B - approximately £1455.74 for 2024/25.

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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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

GROUND FLOOR



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