



## 3, Fern House, Penally, Tenby, SA70 7PR

£165,000



A ground floor, one bedroom apartment close to Penally village and only a short walk from South Beach in Tenby. With open plan living area, double bedroom with en-suite shower room, allocated parking and access to a well-maintained communal garden, the property is suitable as a primary residence or investment property.

Penally is a coastal village, approximately 1 mile from Tenby. The village is known for its Celtic Cross and the WWI Practice trenches on the headland leading to the award-winning Pembrokeshire Coast Path with the most spectacular scenery.



LOCK HOUSE C. 1750



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



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

- **One Double Bedroom**
- **Sea Views from Garden**
- **Communal Garden**
- **No Onward Chain!**

#### Entrance Hall 5'10 x 4'0 (1.78m x 1.22m)

From the front door there is a small step down to the entrance hall which has small central heating radiator and ceiling light fitting.

#### Living Room/Kitchen/Diner 19'10 x 19'09 max (6.05m x 6.02m max)

The living room is bright and sunny, with high ceilings and four large sash windows facing out towards the village and the church. There is space for a dining table, sofa and chairs with central heating radiator and ceiling light fitting.

The kitchen area has cupboard space, electric oven with gas hob and extractor, fridge, space for a washing machine, stainless steel sink, gas combi boiler and central heating radiator.

#### Bedroom 14'11 x 8'10 max (4.55m x 2.69m max)

The Bedroom with en-suite shower room has central heating radiator, single-glazed sash window to the front of property, smoke alarm and ceiling light fitting.

#### Shower Room 5'10 x 4'11 (1.78m x 1.50m)

The en-suite shower room comprises shower cubicle, close coupled toilet, pedestal wash hand basin, small 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, with views across to Penally Headland.

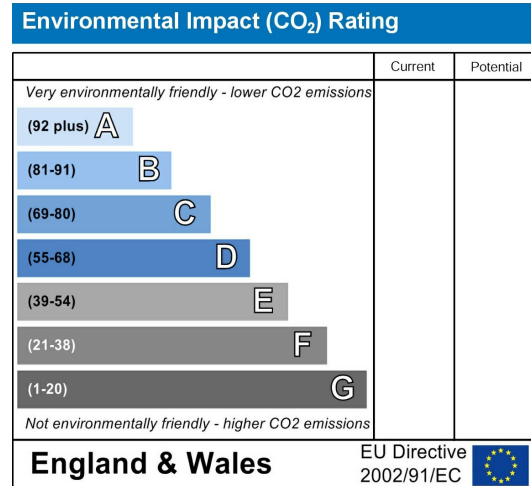
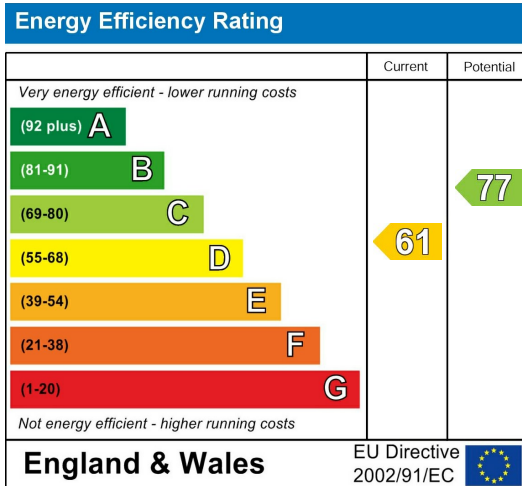
#### Please Note

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 £1124.07 for 2023/24

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



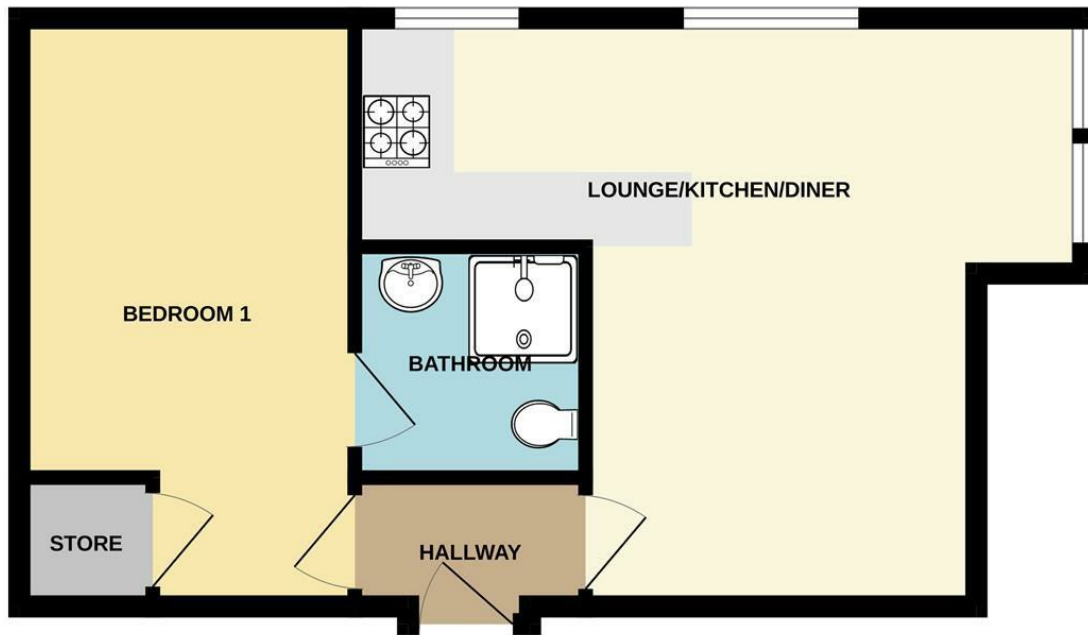
From our office head out of Tenby turning left into Marsh Road. Follow this road, passing Greenhill School and the Leisure Centre then turning right opposite Kiln Park Service Station. Drive through Penally Village and Fern House is located opposite the church and village green.





# Floor Plan

## GROUND FLOOR



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