



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

£195,000



A ground floor one bedroom apartment enjoying lovely sea views towards Penally Headland, only a short walk to the South Beach in Tenby.

Offering a spacious open-plan living area, a good sized bedroom with en-suite bathroom, allocated parking and access to a beautifully maintained communal garden. The apartment would be a suitable primary residence or investment property.

Penally is a popular village, close to all the amenities which Tenby offers and with easy access to the Pembrokeshire Coast Path, providing an opportunity to explore the natural beauty of the area.



LOCK HOUSE C.1750



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



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

- **Double Bedroom with En-suite**
  - **Sea Views**
  - **Communal Garden**

#### Entrance Hall

The entrance hall has a small central heating radiator, space for shoes and coats, ceiling light fitting, electric fuse box and intercom system.

#### Lounge/Kitchen/Diner 20'02 x 18'02 (6.15m x 5.54m)

The living room is bright and spacious with high ceilings and a large bay window, an ideal spot for dining, with lovely views over the garden towards Caldey Island.

The kitchen area has gas hob, electric oven and extractor fan, stainless steel sink, storage cupboards and gas combi boiler.

A large loft storage space can be accessed above the kitchen units.

#### Bedroom 1 13'07 x 11'04 (4.14m x 3.45m)

Bedroom has central heating radiator, sash window to the side overlooking the garden and ceiling light fitting. Ample space for wardrobe and drawers and further storage space in the loft above the shower room.

#### Shower Room 9'01 x 3'07 (2.77m x 1.09m)

The en-suite shower room comprises fully tiled shower cubicle, close coupled toilet, pedestal wash hand basin, central heating radiator and extractor fan.

#### 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 Caldey Island.

#### Please Note

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

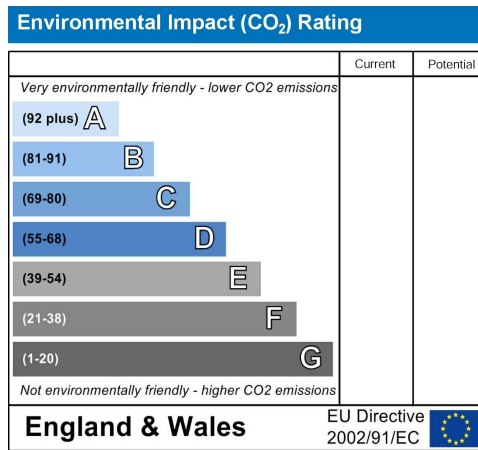
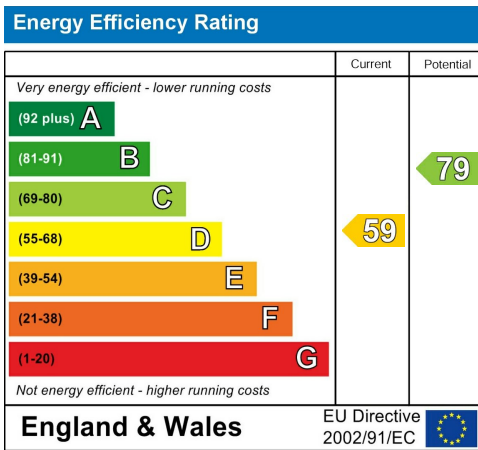
Commercial holiday letting allowed. Pets allowed with Freeholder consent.

approximately £1124.07 for 2023/24

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

The Pembrokeshire County Council Tax Band is A -

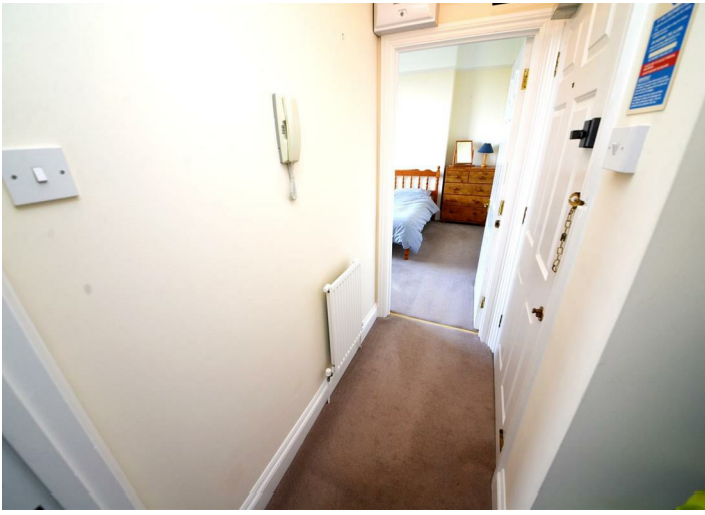




From our office head out of Tenby turning left into Marsh Road, follow this road, passing Greenhill School and the Leisure Centre then turning right opposite Kiln Park Service Station. Drive through Penally Village and Fern House is located opposite the church and village green.

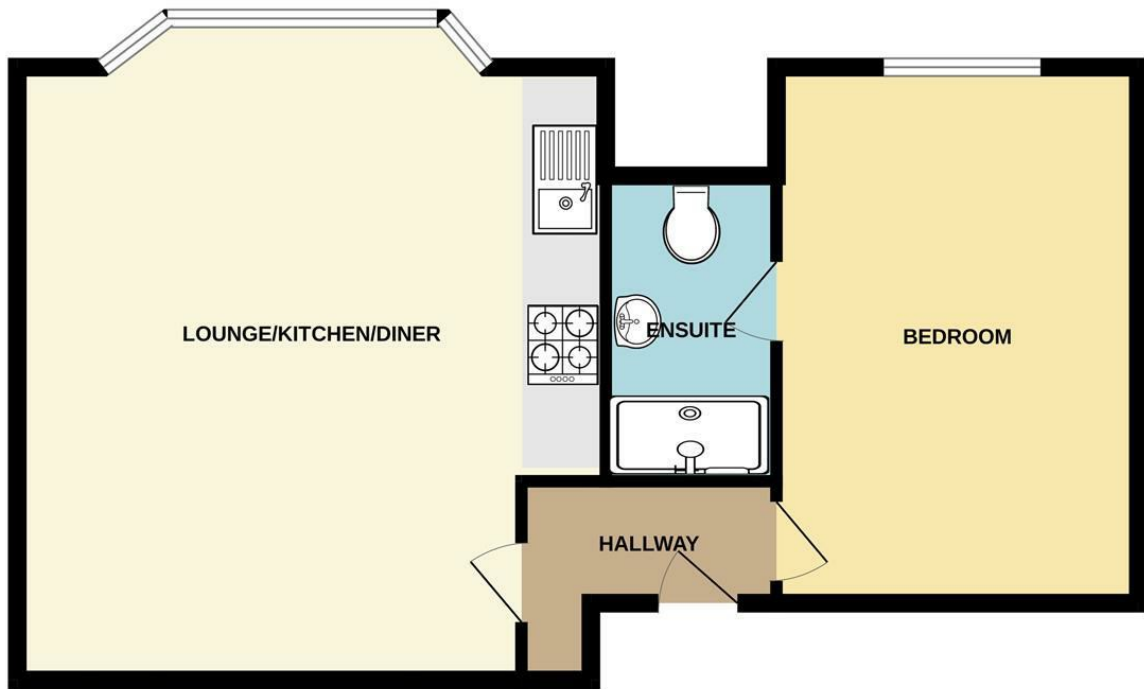






# Floor Plan

## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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