



## Glendower House, The Croft, Tenby, SA70 8AH

£299,950



A well-presented ground floor apartment with secure allocated undercroft parking. Glendower House is part of the seafront Guildhall development and enjoys a private terrace with sea views overlooking North Beach and Carmarthen Bay.

This modern one bedroom apartment features an open-plan living space with engineered oak flooring, a full height solid wood sash window and double patio doors onto the balcony, with one large bedroom and a modern bathroom suite.

Having been well looked after by its one previous owner following the building's conversion into apartments, this apartment is ideal as a home, investment property, or seaside escape.



LOCK HOUSE C.1750



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



- **Balcony with Wonderful Sea Views**
  - **Modern Development**
  - **No Occupancy Restriction**
    - **No Onward Chain**

- **Secure Allocated Parking**
- **Open Plan Living Area**
  - **Pets Allowed**
- **Immaculately Presented**

#### Lounge/Diner 19'4" x 19'4" max (5.9 x 5.9 max)

A bright and airy lounge/dining room with oak flooring, recessed lighting and electric heating with flame effect fire. A large sash window to the front offers views over the sea and the room is spacious enough for a dining table or sofa bed. The open plan room flows to the kitchen area.

#### Kitchen

Kitchen has tiled flooring, recessed lighting, wall and floor mounted units, stainless-steel sink with mixer tap, island with four ring electric hob with extractor fan over, integrated dishwasher, oven and microwave. Patio doors open out to the balcony where you can sit and enjoy the stunning views over North Beach to Tenby Harbour and beyond.

#### Balcony

The balcony offers picturesque sea views over Carmarthen Bay and out towards North Beach with composite wood effect flooring and attractive iron railings with timber balustrade.

#### Bedroom 9'7" x 15'10" (2.94 x 4.84)

The large and bright bedroom has a centre ceiling light point, an electric heater and a large bay window letting in lots of natural light with a smaller sash window to the side. Fitted wardrobes and chest of drawers are included in the price.

#### Hallway

Hallway has ceiling spotlights, electric heater, video entry system, storage cupboard with immersion tank and oak flooring.

#### Bathroom 6'7" x 5'6" (2.03 x 1.7)

The bathroom is fully tiled with ceiling spotlights, bath with mains shower over and glass shower screen, large floating sink unit, WC, heated towel radiator and recessed storage shelves.

#### Please Note

The property is owned on a leasehold basis, with a 999-year lease term from 2011.

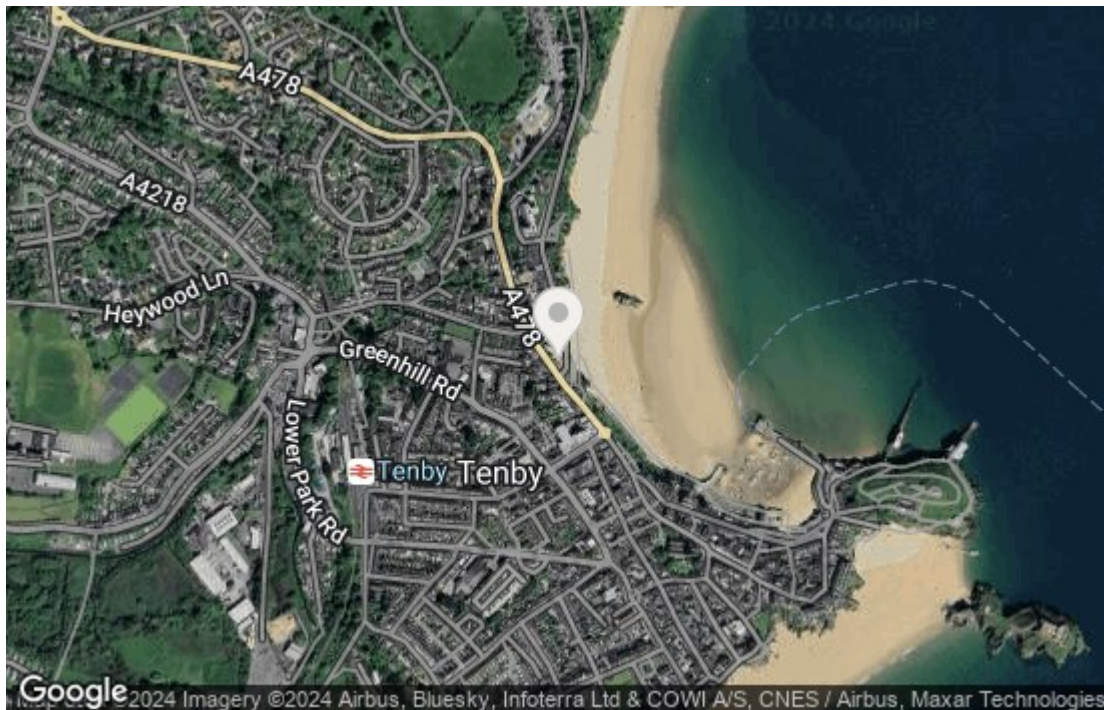
Service charge (including e.g. insurance, maintenance, cleaning, gate and parking maintenance, gardening, electricity) currently £3151.37 per annum. Commercial holiday letting allowed. Pets allowed with freeholder consent.

The Pembrokeshire County Council Tax Band is F - approximately £2775.51 for 2024/25.

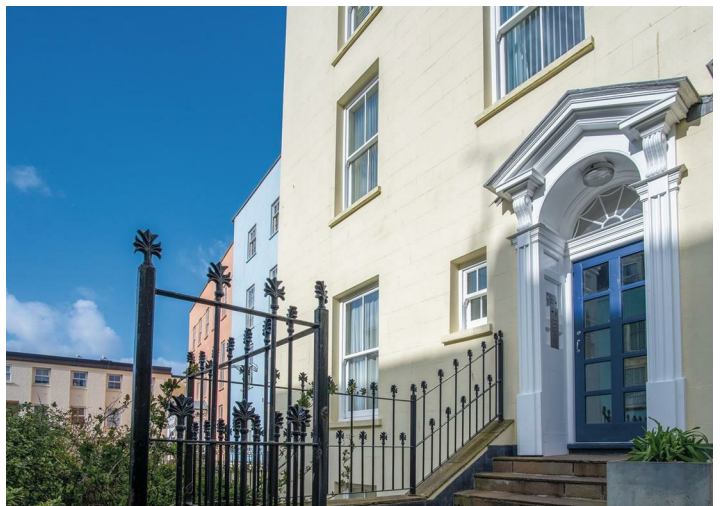
We are advised that mains electric, water and drainage is connected to the property.

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		
	76	84
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



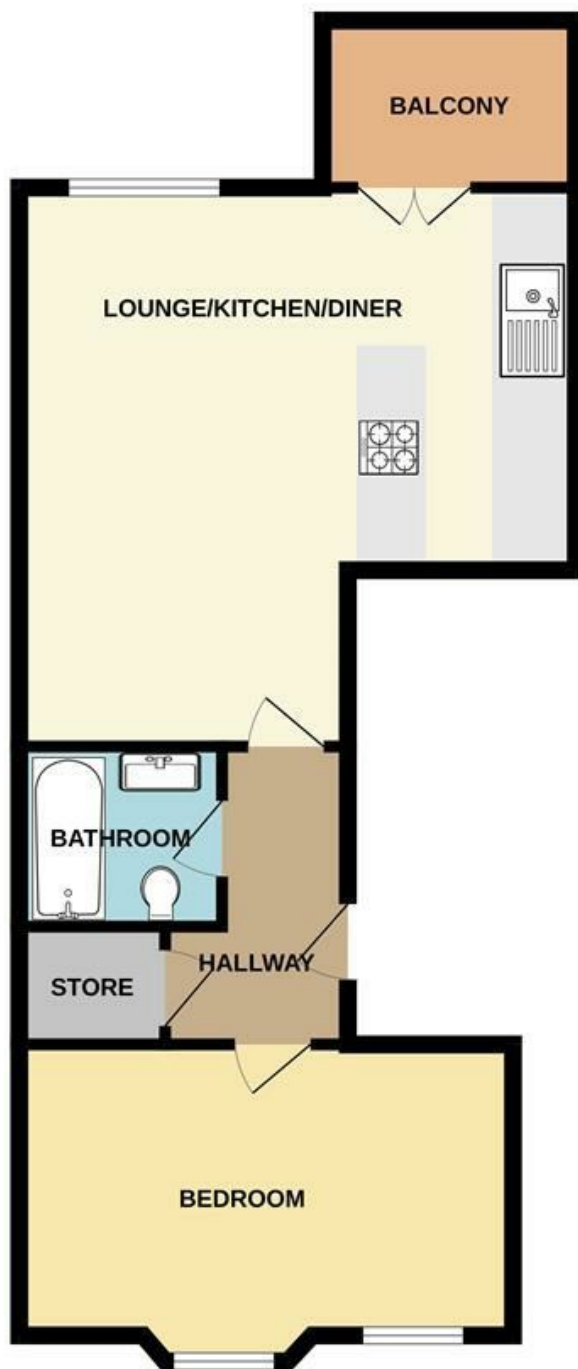
From our office head up through Tudor Square. Go straight over the mini roundabout and Glendower House is located on the right hand side overlooking the North Beach. The undercroft parking and the main front door are accessed from the Norton. There are steps up from the car park to street level, and steps up to the ground floor level of the building. The Apartment is entered via a solid wood front door which opens into the hallway.





# Floor Plan

GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 606 sq.ft. (56.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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