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Pembrokeshire, SA70 7AS

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## Bryn Y Mor, Narberth Road, Tenby, SA70 8HT

£269,950



An impressive 2-bedroom first floor apartment with allocated and visitor parking, situated in a modern purpose built development. Residents and guests at Bryn Y Mor enjoy access to an on-site heated swimming pool, sauna and gym, perfect for unwinding after a long day.

The property boasts a bright and spacious open plan living area, with views over Tenby to the sea, headland, and Caldey Island from the large front windows and Juliette balcony. The rooms have high ceilings, there is built in storage, and the master bedroom has an en-suite shower room.

Bryn Y Mor is approximately 10 minutes' walk to Tenby Town Centre and the many beaches Tenby has to offer. There are no occupancy restrictions, making the apartment an ideal residence, bolt hole or investment.



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

- **Sea Views to Caldey Island over Town**
  - **Pool, Sauna & Gym**
  - **Two Bathrooms**
- **Walking Distance to Beaches**

- **Allocated Parking**
  - **Two Bedrooms**
  - **Juliette Balcony**
- **Tenby Town Centre Nearby**

#### Entrance Lobby

The building is entered from either side via secure entry door system, with key code and electronic fob access. Mansion House has a central atrium, with large windows and door into the swimming pool area. Stairs and lift lead to upper floor.

#### Hallway

The flat is entered by solid timber door, and hallway has intercom system, fuse box, storage cupboards housing the gas boiler, radiator, spot lights and laid to carpet through to all rooms.

#### Lounge/Kitchen/Diner 16'4" x 21'3" max (5 x 6.5 max)

Spacious and bright open plan living space, with large uPVC double glazed sash windows and a Juliette balcony with views over town to the sea and Caldey Island.

Fully integrated kitchen area provides granite work surfaces, fridge/freezer, electric hob and oven with extractor over, microwave, dishwasher and sink. Laid with carpet and floor tiles, two radiators, two ceiling lights and spot lights.

#### Bedroom One 14'9" x 8'10" (4.5 x 2.7)

Two uPVC double glazed sash windows, two ceiling lights, radiator, flooring is laid with carpet. Door to en-suite.

#### En-suite 6'6" x 4'7" (2 x 1.4)

Fully tiled shower en-suite, with corner shower enclosure, pedestal sink and WC. There is a heated towel rail, spot light and extractor fan, with large uPVC double glazed sash window to side.

#### Bedroom Two 10'5" x 7'6" (3.2 x 2.3)

uPVC double glazed sash window, centre ceiling light and carpet flooring.

#### Bathroom 5'10" x 5'6" (1.8 x 1.7)

Fully tiled bathroom with bath and electric shower over, wash hand basin and WC. Heated towel rail, spot lighting and extractor fan.

#### On Site Facilities

Bryn Y Mor has parking for residents and guests, with a heated swimming pool and sauna (with bookable time slots). On the first floor there is a small gym, with various pieces of equipment including a rowing machine, multi gym, and exercise bike.

#### Please Note

The property is owned on a leasehold basis, with a 999-year lease term from 2002. Property Managed by Birt & Co.

There is an annual ground rent of £50. Service charge per quarter - £868.21. Reserve fund per quarter - £46.25


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, gas, water and drainage is connected to the property.



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



From our office head up through Tudor Square; drive straight along the High Street past the sea front and head out of town. Drive round the bend by the Doctors Surgery and Bryn y Mor is located approximately 500 meters on the right-hand side.

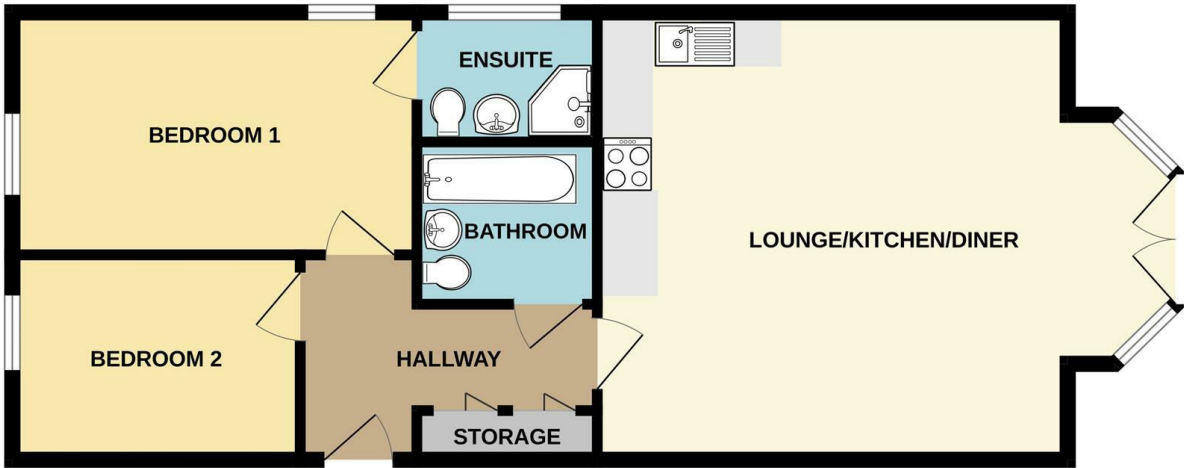








FIRST FLOOR APARTMENT  
659 sq.ft. (61.3 sq.m.) approx.



TOTAL FLOOR AREA : 659 sq.ft. (61.3 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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