



5 Sunny Cove, The Croft, Tenby

Offers Over £495,000

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ESTATE AGENTS



## 5 Sunny Cove, The Croft, Tenby

This charming top floor apartment is literally located on Tenby's famous North Beach, and enjoys unrivalled panoramic picture postcard view of the town looking out from the Lounge and the Master Bedroom towards Goscar Rock, Tenby's North and Harbour Beaches, the harbour, Castle Hill with the town on the skyline, and the coastline beyond towards Worm's Head. The apartment enjoys spacious and well appointed accommodation comprising Hallway, Kitchen. Lounge/Dining Room, Two Double Bedrooms (the Master with En-Suite facilities) and Family Bathroom which is all presented to a very high standard. The property enjoys its own private balcony accessed from the Lounge from where you can enjoy a chilled glass of something while taking in the superb seaside location. There is also the added benefit of residents permit parking with an allocated space for one vehicle available nearby.







## THE PROPERTY

\*\*\*BEACHSIDE APARTMENT WITHIN FAMOUS POSTCARD VIEW OF TENBY\*\*\*. This charming top floor apartment is literally located on Tenby's famous North Beach, and enjoys unrivalled panoramic picture postcard view of the town looking out from the Lounge and the Master Bedroom towards Goscar Rock, Tenby's North and Harbour Beaches, the harbour, Castle Hill with the town on the skyline, and the coastline beyond towards Worm's Head. The apartment enjoys spacious and well appointed accommodation comprising Hallway, Kitchen/Breakfast Room, Lounge/Dining Room, Two Double Bedrooms (the Master with En-Suite facilities) and Family Bathroom which is all presented to a very high standard. The property enjoys its own private balcony accessed from the Lounge from where you can enjoy a chilled glass of something while taking in the superb seaside location. There is also the added benefit of residents permit parking with an allocated space for one vehicle available nearby. The apartment is within easy reach of the historic walled town which offers good range of local shops, restaurants, boutiques and pubs. Nearby landmarks include the two RNLI lifeboat stations, Castle Hill, St Catherine's Island with boat trips to Caldey Island leaving from the harbour pier. The property is currently a popular and highly successful holiday let and is a fantastic investment opportunity, viewing is highly recommended.



## Hall

Enter through hardwood glazed door into Hallway. Doors to all rooms. Door to large







## Balcony

A private balcony accessed from the Lounge which provides an unbeatable spot to sit out and take in the stunning vista.

## Kitchen/Breakfast Room

3.91m x 2.69m (12'10" x 8'10")

Multi pane timber frame window to rear. Fitted with a range of wall and base units with matching worktop extending to breakfast bar with space for two seats. Integral four ring electric hob and oven with extractor over. Space and connection for washing machine, tumble dryer, dishwasher, and upright fridge freezer. Wall mounted Vaillant combi boiler. Part tiled walls. Vinyl flooring.

## Master Bedroom

4.85m x 3.48m (15'11" x 11'5")

Large window to front enjoying unparalleled panoramic sea and town views. Door to En Suite. Good sized Double Bedroom.



## En Suite

Fitted with matching suite comprising WC, pedestal wash hand basin with mirror and shaving point and light above and electric shower in glazed enclosure. Fully tiled walls and floor. Extractor.

## Bedroom 2

3.66m x 3.45m (12'0" x 11'4")

Window to rear. Good sized Double Bedroom.

## Family Bathroom

Window to side. Fitted with matching suite comprising bath with mixer tap and mixer shower attachment, WC and pedestal wash hand basin. Fully tiled walls and floor.



## Externally

The property is accessed via a decked area with space for a bench and pot plants.

## Property Information

We are advised the property is Leasehold, 94 years remain on the lease of 125 years from January 1993.

Service charge £1,500 per annum which includes Ground Rent and buildings insurance.

Off road permit parking for one vehicle is available in the nearby Croft Car park.

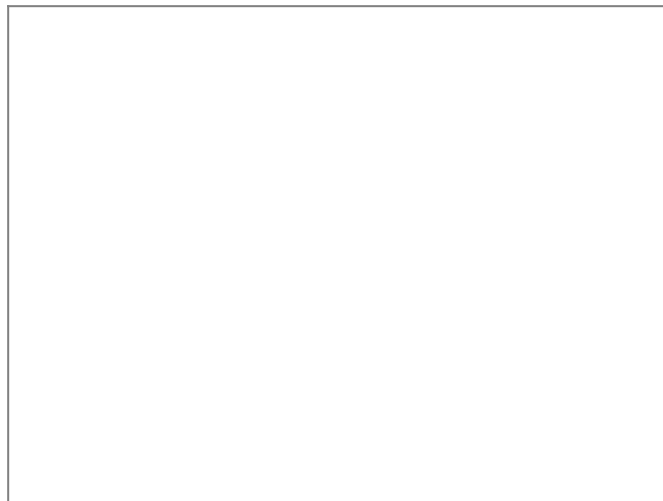
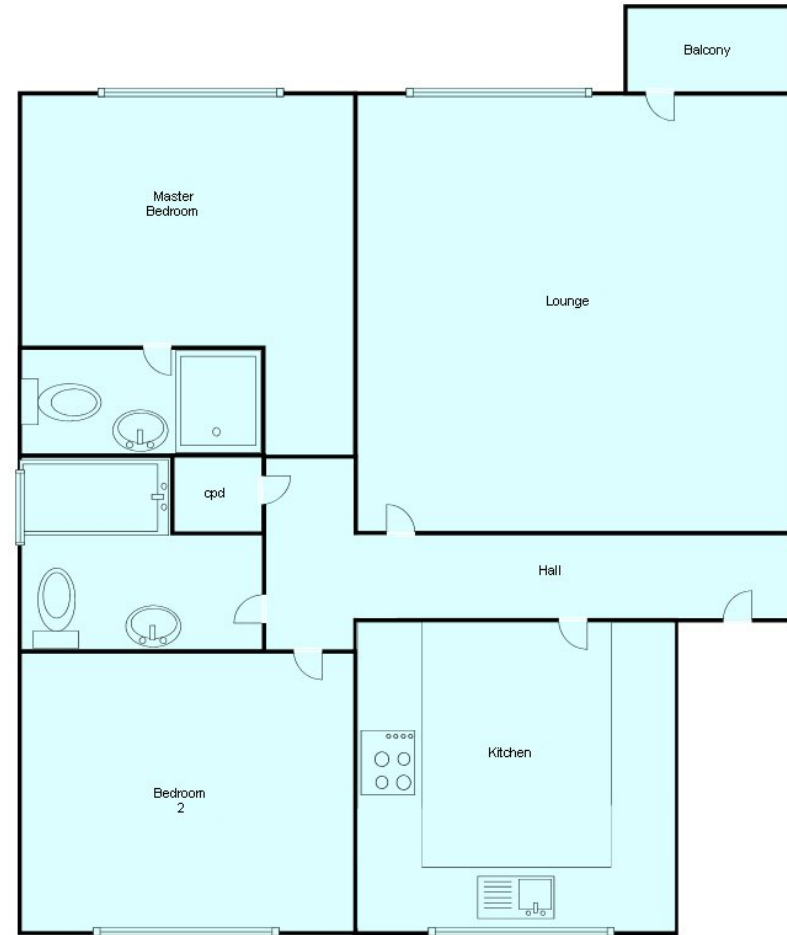
## DIRECTIONS

From our office proceed to the top of Upper Frog Street and turn right. At the junction turn left and then take the first right turn onto The Croft.





Flat 5, Sunny Cove  
For illustrative purposes only, not to scale.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		

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