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14 Bryn Y Mor, Narberth Road
Tenby
SA70 8HT

£399,950

Apartment - Penthouse
Leasehold - Share of Freehold

3 2 1 D

An impressive duplex penthouse apartment with far-reaching panoramic views over Tenby, Caldey Island and the beautiful Carmarthen Bay. This spacious apartment is part of a luxury development of Bryn Y Mor, benefitting from an indoor heated swimming pool, gym, and 2 parking spaces.

Just 10 minutes' walk from the town centre, the penthouse has lots to offer from a light and airy open-plan living area with fitted kitchen, 2 en-suite bedrooms, an additional single bedroom, separate WC, and a mezzanine floor perfect for an office space, library or additional living area.

The property is offered for sale with no onward chain.



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

- Duplex Apartment
- Open-Plan Living Area
- Mezzanine Level
- Communal Indoor Pool & Gym

- Panoramic Views
- 2 En-Suite & Separate WC
- Lift Access
- 2 Wide Allocated Parking Spaces

Entrance Hallway

Take the lift or staircase up to the top floor and enter through solid wooden front door. The hall has Nest heating controls, doors to bedrooms and cloakroom and spiral staircase to first floor living area.

Bedroom One 16'11 x 15'9 max (5.16m x 4.80m max)

Has ceiling spotlights, laminate flooring, central heating radiator, TV point, uPVC double glazed French doors opening onto the small balcony with stunning views out over Tenby, Caldey Island and the sea beyond and a further uPVC double glazed window to the side of the property.

En-Suite Shower Room (Bed 1) 8'5 x 4'6 (2.57m x 1.37m)

Sliding solid wood doors open to the en-suite which has fully tiled walls and flooring, ceiling spotlights, wash hand basin set into vanity unit, WC, shower cubicle with mains shower, shaver socket and Dimplex wall heater.

Bedroom Two 14'10 x 10'5 (4.52m x 3.18m)

Has ceiling spotlights, laminate flooring, uPVC double glazed window to the side of the property, timber double glazed Velux window and TV point.

En-Suite Bathroom (Bed 2) 6'5 x 6'2 (1.96m x 1.88m)

Has timber double glazed Velux window, fully tiled walls and flooring, extractor fan, bath with electric shower over, wash hand basin set into Vanity unit, close coupled WC, and heated chrome towel rail.

Bedroom Three 8'1 x 6'10 (2.46m x 2.08m)

From the hallway is one step up to the single bedroom with double timber doors, uPVC double glazed window to the side of the property, two wall lights, tv point and laminate flooring.

Note: The sofa in the photograph is a sofa bed, showing the room's versatility as e.g. a second TV area, or guest bedroom.

Separate WC 6'2 x 3'4 (1.88m x 1.02m)

Cloakroom has fully tiled walls and floor with ceiling spotlights, WC set into vanity unit, wall mounted wash hand basin with mixer tap and extractor fan.

Open-Plan Living Space 21'7 x 17'1 (6.58m x 5.21m)

A bright space with two double glazed windows to the front with stunning views out over Tenby town, Caldey Island and the sea beyond and a further two double glazed windows to the side of the property. There are also two timber double glazed Velux windows over the kitchen area. The living area has three central heating radiators and entry video phone system.

The fitted kitchen comprises a number of wall and floor mounted units, integrated fridge/freezer, electric oven with 4 ring induction hob, one and a half bowl stainless steel sink with mixer tap, integrated dishwasher and washing machine.

Mezzanine Level 17'0 x 7'11 (5.18m x 2.41m)

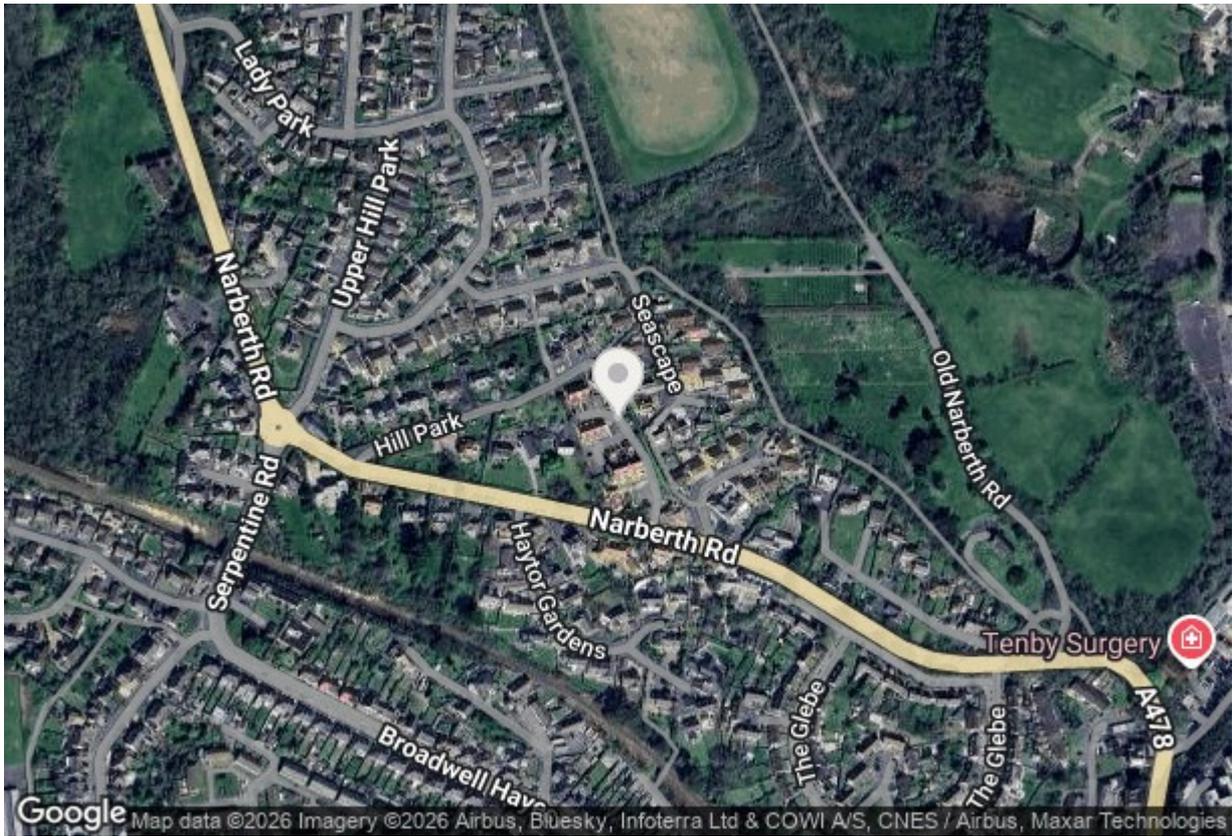
Spiral staircase continues up to the mezzanine floor which has a banister and overlooks the lounge area. It has laminated flooring, ceiling spotlights, wall light over the stairs, central heating radiator and two timber Velux windows to the front.

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 & Sinking Fund is approximately £5009.16 per annum. Commercial holiday letting allowed. Pets allowed with Freeholder consent.

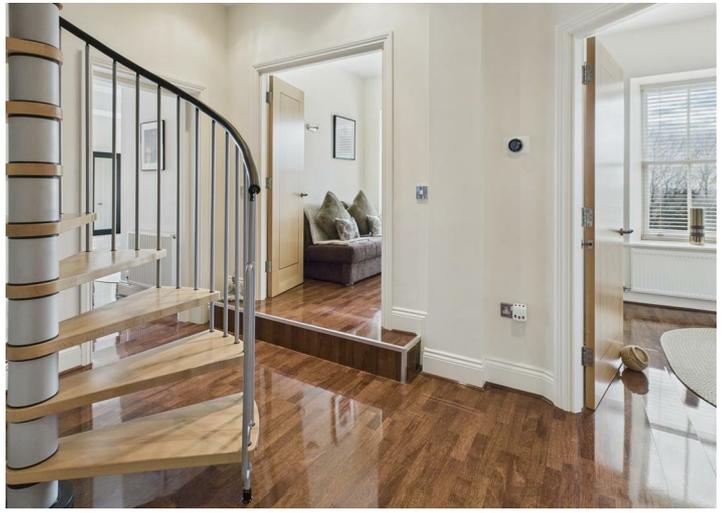
The Pembrokeshire County Council Tax Band is H. We are advised that mains electric, water and drainage is connected to the property.

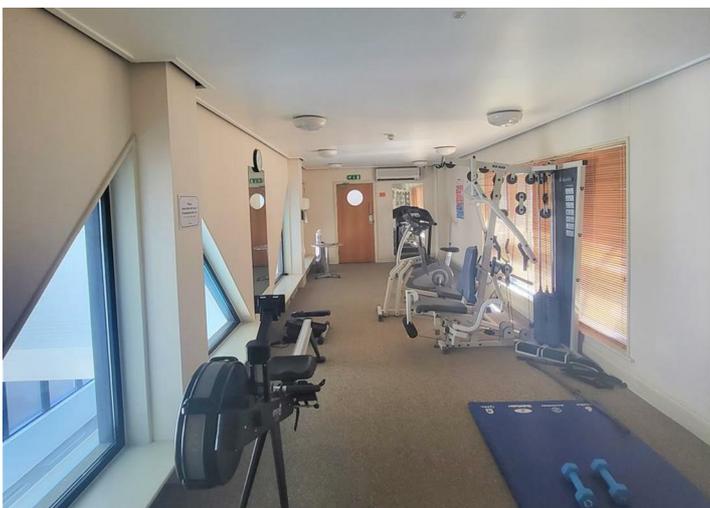


From our office head up through Tudor Square; drive straight along the High Street past the sea front and head out of town. Drive round the bend by the Doctors Surgery and Bryn y Mor is located approximately 500 meters on the right-hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	









Floor Plan



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