Lock House, St Julian Street, Tenby
Pembrokeshire, SA70 7AS

Telephone; (01834) 842204
Email; sales@birtandco.co.uk

www.birtandco.co.uk



16 Bryn Y Mor, Narberth Road
Tenby
SA70 8HT

£399,950

Apartment - Penthouse
Leasehold - Share of Freehold

3 | 2 | 1 | C

An impressive penthouse apartment, with a spacious interior over 2 floors, panoramic views, parking, and access to facilities including the indoor heated swimming pool, sauna & gym.

Off the bright living room is a private balcony, boasting picturesque panoramic views across the rooftops of Tenby and as far as Giltar Point and Penally. The apartment features a modern bathroom and a separate shower room, with an additional mezzanine level off the Master bedroom which adds an extra space that is ideal for a home office, bathed in natural light.

With its central location, you'll have Tenby's charming array of shops, restaurants, and attractions just a short stroll away.

LOCK HOUSE C. 1750

The Property Ombudsman

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

RICS

- **Two Designated Parking Spaces**
- **Outstanding Sea Views over Rooftops of Tenby**
- **Share of Freehold & Long Lease Term**
- **Lift Access**
- **No Onward Chain**
- **On-site Pool, Sauna & Gym Suite**
- **Three Spacious Bedrooms plus Mezzanine Level**
- **Stylish Open-Plan Living Space with Balcony**
- **Walking Distance to Local Amenities**

Entrance Hall 13'7" x 5'10" (max) (4.15m x 1.8m (max))

The entrance hall features door intercom system, hard-wired smoke alarm, telephone point, recessed ceiling spotlights, central heating radiator, carpeted stairs to floor above with cupboard below for storage, and hanging space. Karndean LVT flooring flows seamlessly into the open-plan living space.

Living/Dining Room 19'8" x 15'8" (6m x 4.8m)

This room has an abundance of natural light thanks to the double-glazed aluminium French doors that open on to the private balcony. The sea views from here expand across Tenby, with Penally and Giltar Point beyond.

This spacious living space allows plenty of room for living and dining furniture. The room features recessed ceiling spotlights with dimmable light switch, 2 central heating radiators, and TV point.

Kitchen 12'5" x 9'6" (3.8 x 2.9m)

The Open-Plan Living Space also incorporates the kitchen, comprising black granite work tops and wood wall and base units. Integrated appliances include Zanussi dishwasher, oven/grill and washing machine, John Lewis 4-ring induction hob with stainless steel extractor above and CDA fridge/freezer. The black granite worktop features drainage grooves next to the dropped stainless steel sink with mixer tap. Recessed ceiling spotlights and under cabinet spotlighting provide ample lighting to the room. The Worcester combination boiler is also located in the kitchen.

Bedroom 3 12'9" x 10'0" (3.9m x 3.06m)

Spacious bedroom currently featuring a super king size bed. The room features uPVC double glazed window, recessed ceiling spotlights, TV point and central heating radiator.

Shower Room 8'4" x 5'1" (2.55m x 1.55m)

The shower room features tiled flooring and walls with recessed ceiling spotlights. Finishings include vanity unit with built in wash hand basin and close coupled WC, storage cupboards with wall-mounted LED backlit mirror above and chrome towel rail. The double walk-in shower features glass sliding door, chrome rainfall showerhead and secondary handset.

Bedroom 1 19'5" x 10'0" (max) (5.94m x 3.05m (max))

Upstairs the master bedroom enjoys the panoramic views of Tenby through two double glazed uPVC central-opening windows. Room features 2 central heating radiators, TV point, recessed ceiling spotlights and a large built in wardrobe with integrated spotlighting. A further staircase leads to the open mezzanine level above. Natural light floods this room from the 2 double glazed Velux windows above.

Mezzanine Level 14'0" x 7'7" (4.27m x 2.32m)

This bright and airy mezzanine space will make an ideal home office or a peaceful breakout space above the master bedroom. Featuring central heating radiator, TV point, ceiling spotlights and natural light from the 2 double glazed Velux windows.

Bedroom 2 11'7" x 10'1" (3.54m x 3.08m)

This bright double bedroom includes central heating radiator, recessed ceiling spotlights, double-glazed Velux window, TV point and eaves storage.

Bathroom 8'10" x 6'0" (2.7m x 1.85m)

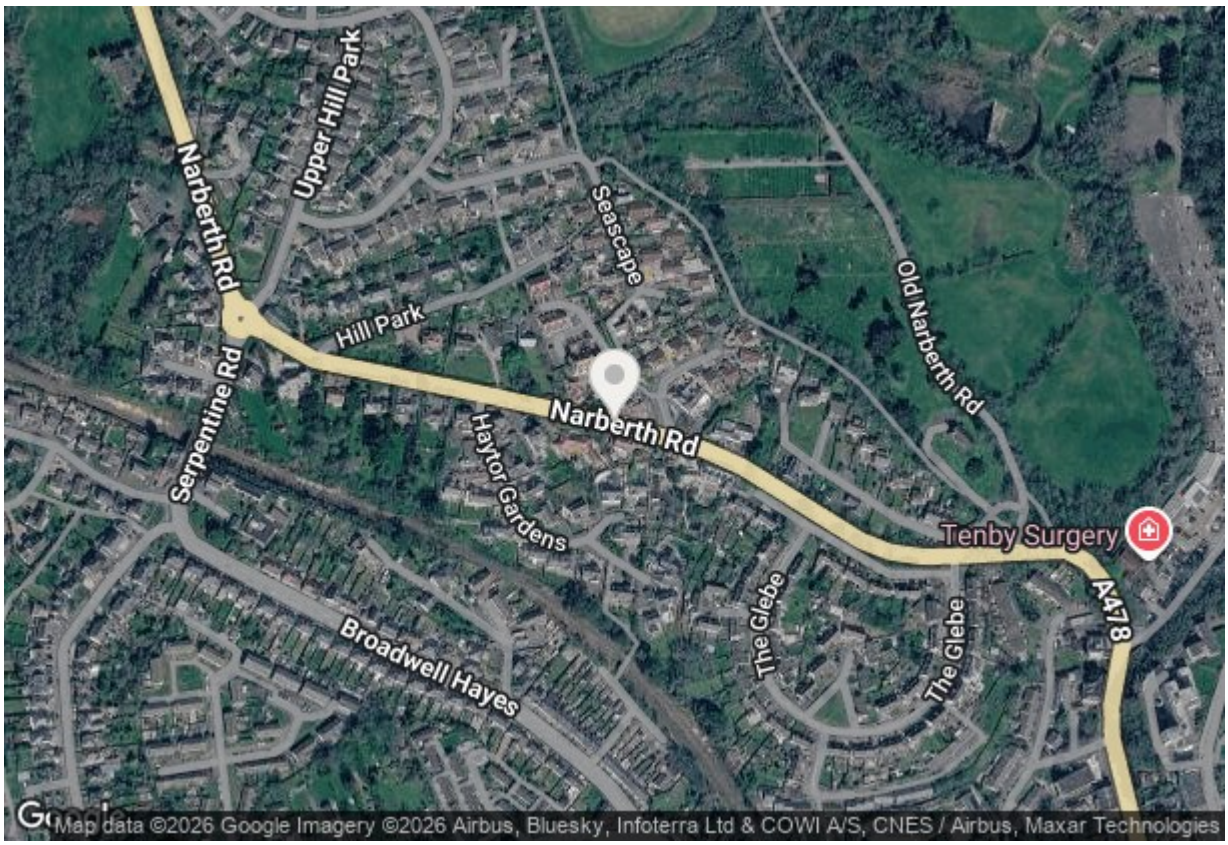
Tiled flooring and walls, recessed ceiling spotlights and double-glazed Velux window. Finishings include vanity unit with built in wash hand basin and close

coupled WC, storage cupboards with wall-mounted LED backlit mirror to the side and chrome towel rail. The bath with mixer tap features overhead chrome rainfall showerhead, secondary handset and glass shower screen.

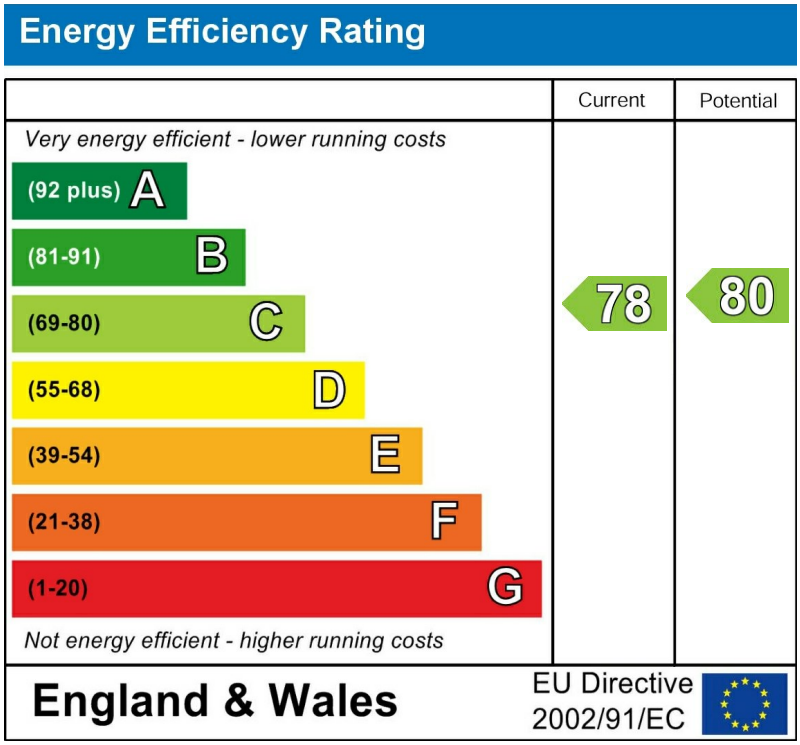
Please Note

The property is owned on a leasehold basis with a Share of Freehold. 999-year lease term from 2002. There is an annual ground rent of £50. Service charge & Sinking Fund is £5009.16 per annum. Commercial holiday letting allowed. Pets allowed.

The Pembrokeshire County Council Tax Band is G - approximately £3674.08 for 2026/27.
We are advised that mains electric, gas, 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.







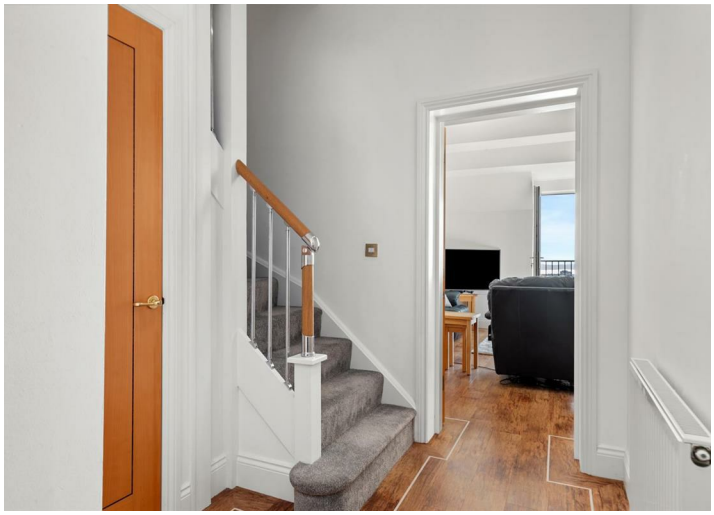
















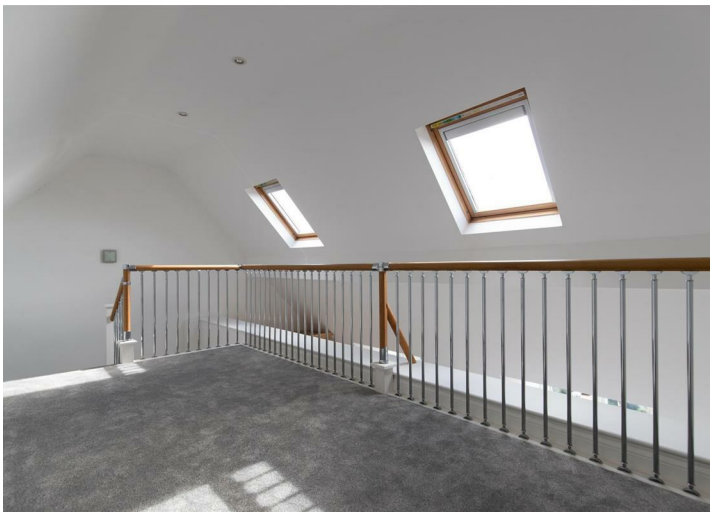

























Bryn Y Mor


16 Bryn Y Mor

Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

BIRT & Co