

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: The Freehold of Glan Y Mor Court is held by one of these two apartments. The remaining apartment offered is held on an extended lease of 160 years. Both these apartments are offered as vacant on completion and currently used successfully for holiday letting. The remaining 2 apartments on the lower garden level are leasehold and independently owned. maintenance is shared currently at 25% per unit which inc window cleaning and garden maintenance. Allocated parking for 5 cars, one per unit.

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'B'

ref: IRK/LLT/05/23/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

FACEBOOK & TWITTER

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<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ  
EMAIL: [tenby@westwalesproperties.co.uk](mailto:tenby@westwalesproperties.co.uk)

TELEPHONE: 01834 845584



## 3, 4 & Freehold with Planning, Glan Y Mor Court Strawberry Lane, Penally, Tenby, Pembrokeshire, SA70 7QB

- Two Apartments & Planning Permission
- Planning for Three Bedroom Penthouse
- Allocated Parking Spaces
- Village Location
- Communal Garden
- Freehold with Planning
- Open Plan Kitchen/Living Rooms
- Sea Views
- Access to Beach
- EPC Rating D

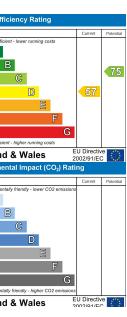
**Price £625,000**

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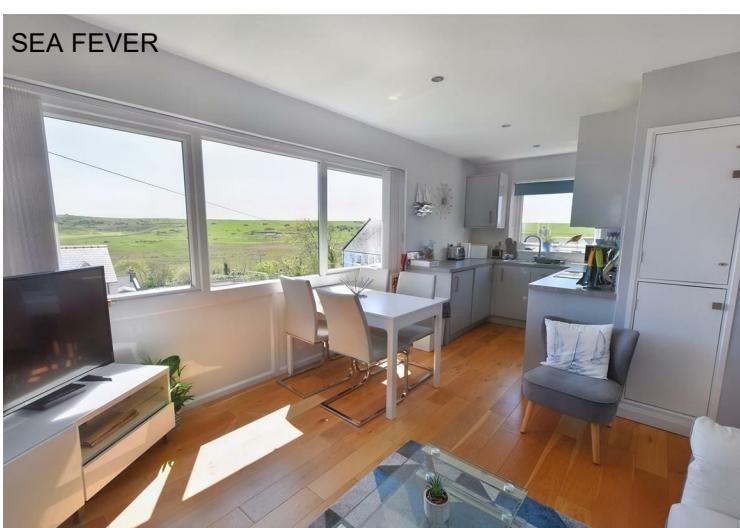
**The Agent that goes the Extra Mile**



## OCEAN BREEZE



## OCEAN BREEZE



Of interest to developers and investors, an opportunity to purchase two immaculately presented 2 bedroom apartments currently and successfully used for holiday letting together with the benefit of the freehold and detailed planning consent to replace the roof with a luxurious contemporary three bedroom penthouse apartment with parking.

Glanymor Court enjoys an enviable elevated position with sea views from both apartments overlooking Tenby golf course and Caldey island. With the beach just a 10 minute walk away, the properties would make an ideal investment opportunity owing to location, allocated parking, communal lawned gardens and all set within this idyllic village just a mile from Tenby. Ocean Breeze, 3 Glan Y Mor is a leasehold property with a 160 year lease.

The proposed penthouse apartment has been designed as a glulam post and beam structure to create light, open and spacious areas to take in the magnificent views. Full details can be found under planning ref. 18/0664/PA.

Penally lies just over a mile from Tenby in the county of Pembrokeshire, South West Wales. The charming village has easy access to the sea, making it a popular spot with visitors, and there are spectacular views from the village towards Caldey Island, Giltar Point and Tenby. The village church was originally dedicated to St Nicholas but St Teilo was added at the end 19th century, as Penally was his birthplace. The church dates back to the 13th century and includes a striking fortress like tower. Inside are two magnificent stone crosses which date back to the 12th century. The crosses stood in the churchyard for 100 years before being restored and moved inside the church.

### DIRECTIONS

Leaving the Tenby office follow the road towards Penally. Turn right after the Kiln Park Filling Station, going through Penally village. Turn right at The Cross Inn pub up Strawberry Lane. The property is situated on your left halfway up. **WHAT 3 WORDS - dislodge / crumble / rankings**

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.

