



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

£320,000



Part of the luxury development of Bryn Y Mor, this ground-floor apartment unveils breathtaking views of Tenby Town and across the water to Caldey Island. With access to an array of premium amenities, including an indoor heated swimming pool with sauna and a well-equipped gym, and allocated parking. These luxury features remain unrivalled in other town centre apartments.

Currently a successful holiday let, the apartment boasts an open-plan living space with an abundance of natural light from French doors that open to the Juliet balcony. There is a separate small reception room that gives a versatile space to suit your needs whether it's a home office space, 2nd living room or child's bedroom. In addition to the two bedrooms there is a family bathroom and master en-suite shower room.

Whether you seek a luxury holiday retreat or an investment opportunity, this elegant apartment suits many uses.



LOCK HOUSE C. 1750



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



- **2 Bed, 2 Bathroom Apartment**
- **Use of Indoor Pool and Gym**
- **Ideal Holiday or Investment**
- **Private External Entrance**

- **Great views of Tenby**
- **Allocated Parking**
- **Large Bay Window off Lounge**
- **Modern Development**

Entrance Hall

Hallway has ceiling spot lights, central heating radiator, smoke alarm and laminate flooring.

Open-Plan Living Space & Kitchen 25'10" x 16'7" (7.87 x 5.05)

Lounge/Diner has laminate flooring, centre ceiling light point and three ceiling spot lights, two central heating radiators, TV point, large walk in bay window with two uPVC double glazed windows and French doors opening onto a Juliette Balcony, offering stunning views out over Tenby Town, the sea and Caldey Island.

The Kitchen area comprises of wall and floor mounted units, integral washing machine, dishwasher, and fridge/freezer, stainless steel sink and drainer with mixer tap over, electric oven with four ring ceramic hob and extractor fan over, kitchen also houses the Baxi gas combination boiler.

Second Reception Room 7'4" x 5'4" (2.24 x 1.63)

Two steps off the hallway lead down to the TV room which has three uPVC double glazed windows, one to the front with distant sea views and two to the side of the property, central heating radiator, centre ceiling light point, and TV point.

Family Bathroom 6'8" x 4'7" (2.03 x 1.40)

Bathroom has ceiling spot light, bath with electric shower over, pedestal hand wash basin, low level WC, heated chrome towel rail, fully tiled walls and floor.

Bedroom 1 14'10" x 8'10" (4.52 x 2.69)

Bedroom one has two centre ceiling light points, fitted wardrobe, central heating radiator, uPVC double glazed window to the rear of the property. Door to en-suite.

En-suite Shower Room 8'1" x 3'6" (2.46 x 1.07)

En-suite shower room has centre ceiling light point,

shower cubicle with mains shower, pedestal hand wash basin, low level WC, fully tiled walls and floor, heated chrome towel rail.

Bedroom 2 9'7" x 7'8" (2.92 x 2.34)

Bedroom two has centre ceiling light point, central heating radiator and two uPVC double glazed windows to the side.

On-Site Facilities

Communal swimming pool and sauna area, plus separate gym.

Allocated parking for one vehicle.

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 £3087.84 per annum.

Commercial holiday letting allowed. Pets allowed with Freeholder consent.

We are advised that mains electric, gas, water and drainage is connected to the property.



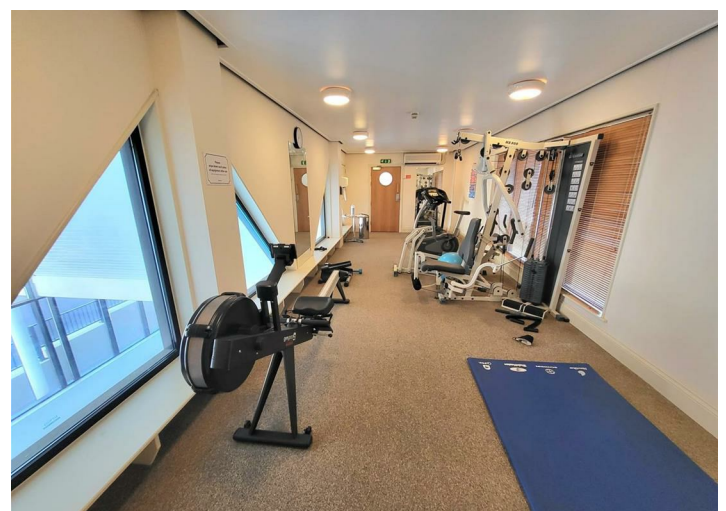
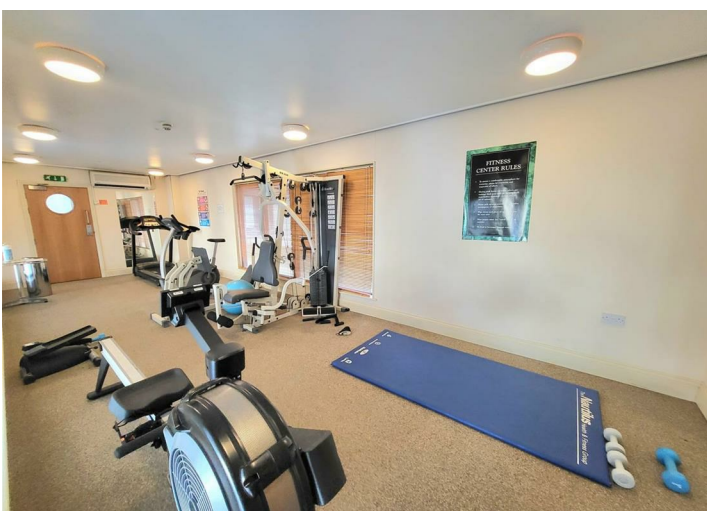
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

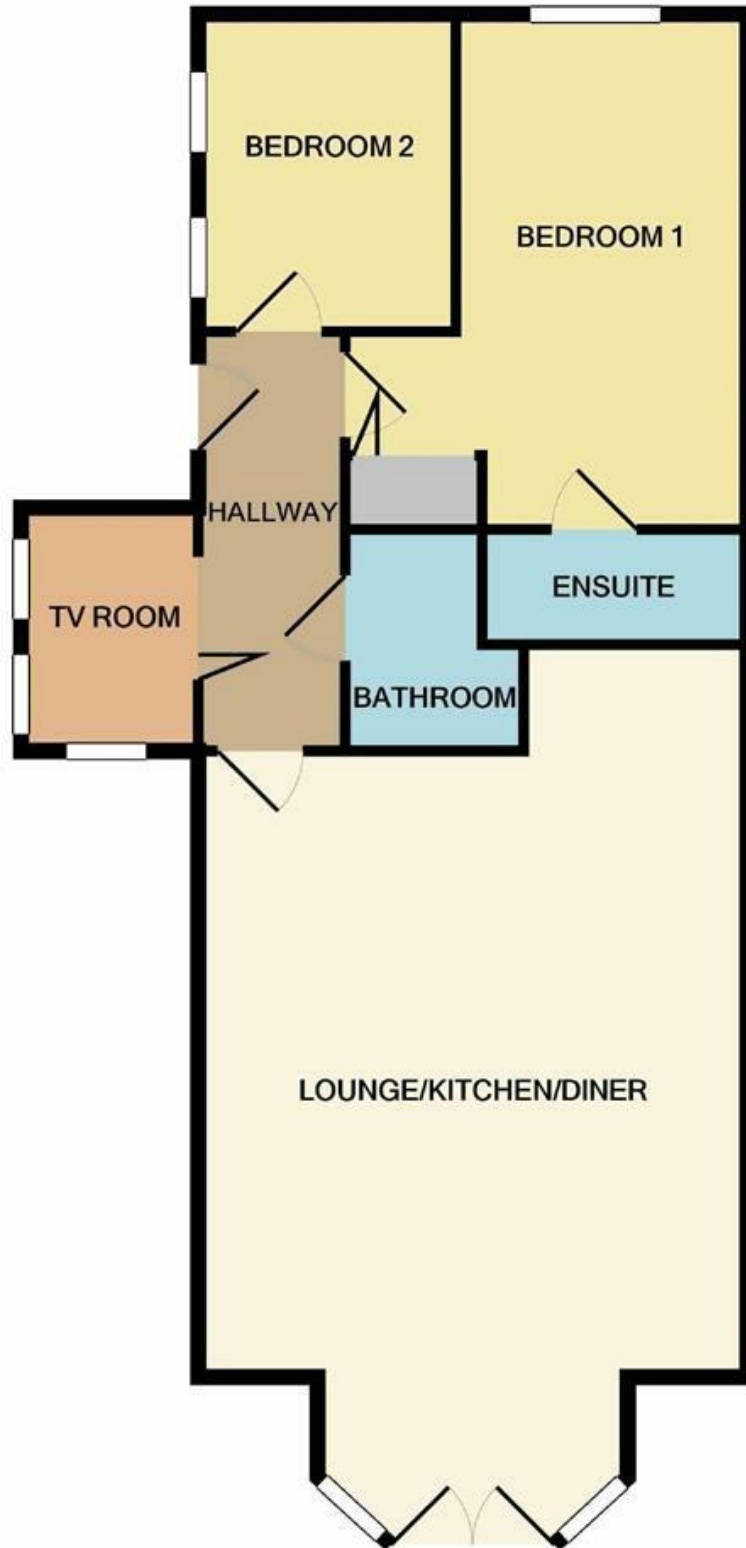
From our office head up through Tudor Square; drive straight along the High Street past the sea front and head out of town. Drive round the bend by the Doctors Surgery and Bryn y Mor is located approximately 500 meters on the right hand side. The property is entered via a uPVC half glazed door which opens into the hallway.







Floor Plan



BRYN Y MOR, NARBERTH ROAD, TENBY
TOTAL APPROX. FLOOR AREA 764 SQ.FT. (71.0 SQ.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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