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

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

www.birtandco.co.uk

20 Narberth Road
Tenby
SA70 8HT

£325,000

Flat
Freehold

3 3 1 C

A modern three-bedroom, three-bathroom maisonette, spanning two storeys. A duplex property designed with an open-plan layout that maximises space and light.

Residents and guests at Bryn Y Mor enjoy access to an on-site heated swimming pool, sauna and gym, perfect for unwinding after a long day, or as an added amenity for holiday guests.

Bryn Y Mor is approximately 10 minutes' walk to Tenby Town Centre, and the many beaches Tenby has to offer. There are no occupancy restrictions, making the apartment an ideal residence, bolt hole or investment.

LOCK HOUSE C. 1750

The Property Ombudsman

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

RICS

- **3 Bedrooms**
- **Allocated Parking**
- **Sea Views**
- **Modern Development**
- **Secure Access**
- **3 Bathrooms**
- **Swimming Pool, Sauna & Gym**
- **Close to Town Centre**
- **Open Plan Layout**
- **Visitor Parking**

Hallway

The central hall divides the living space from the bedrooms and offers useful built in storage cupboards.

Open Plan Kitchen/Lounge/Dining

To the front of the apartment is a balcony accessed via patio doors opening out from the large open plan room.

There is a lounge area to the front, with dining area and kitchen to the rear. The modern fully fitted kitchen has a window to the side and vinyl flooring.

Double Bedroom with Ensuite

A good-sized double bedroom with en-suite shower room and window to the rear.

Bathroom

The partly tiled bathroom has suite comprising bath with electric shower and glass screen, pedestal sink and WC.

Bedroom 3/Study/Snug

The third bedroom is currently being used as a study/snug but could easily be converted back to a bedroom.

Master Suite with ensuite shower room and balcony

A large master bedroom suite with an integrated living area, glazed double doors giving access to a balcony offering sea views across to Caldey Island. With an ensuite shower room and a dedicated dressing room, providing comfort and convenience in a separate first floor living area

Lease Information

The property is owned on a leasehold basis, with a 999-year lease term from 2002.

There is an annual ground rent of £50. Annual service charge of £5,720.00

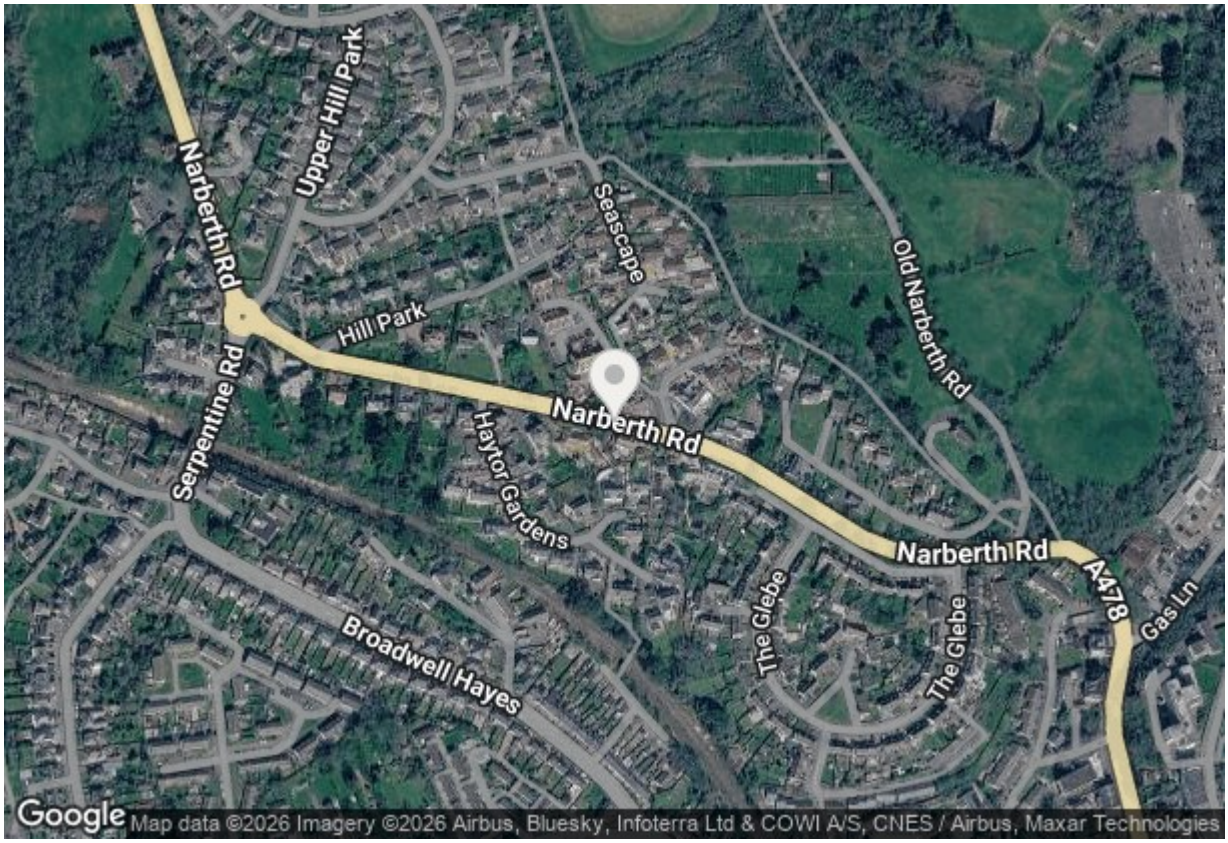
Commercial holiday letting is allowed. Pets are allowed with freeholder's consent.

The leaseholders each have a share in the management company, and this owns the freehold.

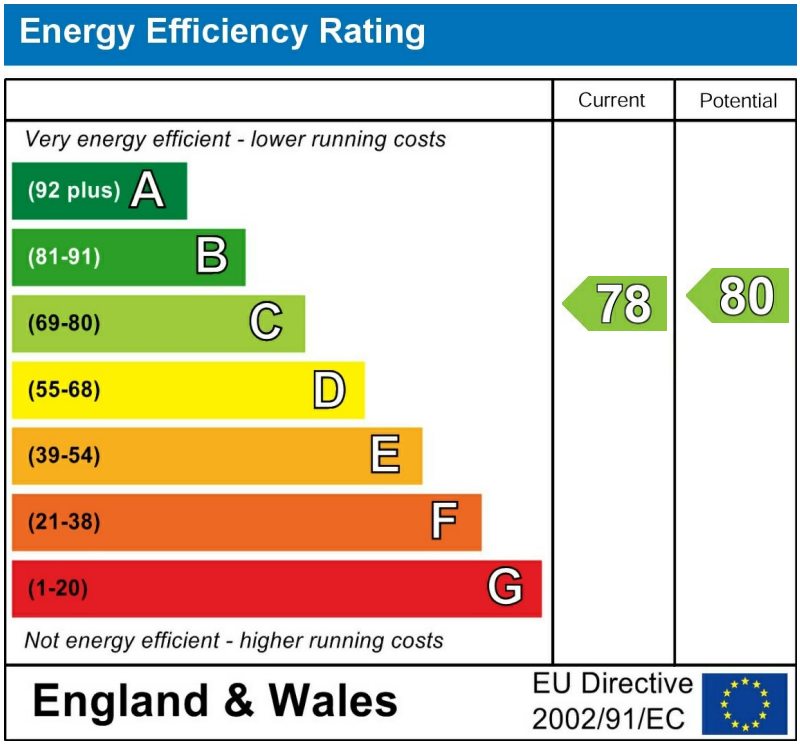
Please Note

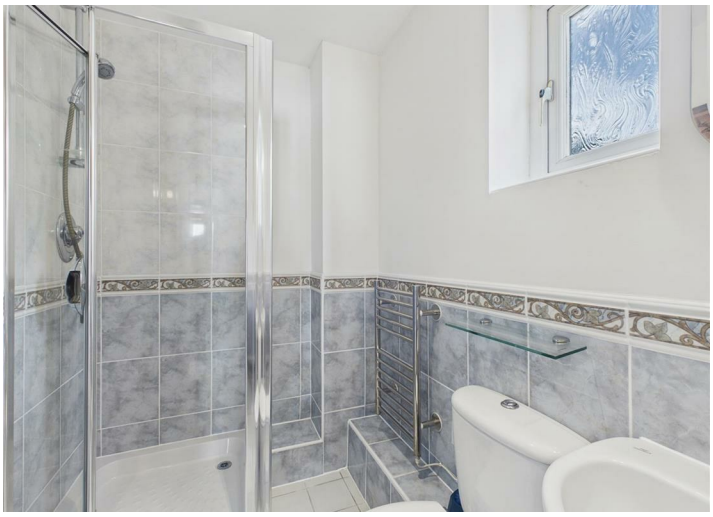
The Pembrokeshire County Council Tax Band is F - approximately £3,184.20 for 2026/27.

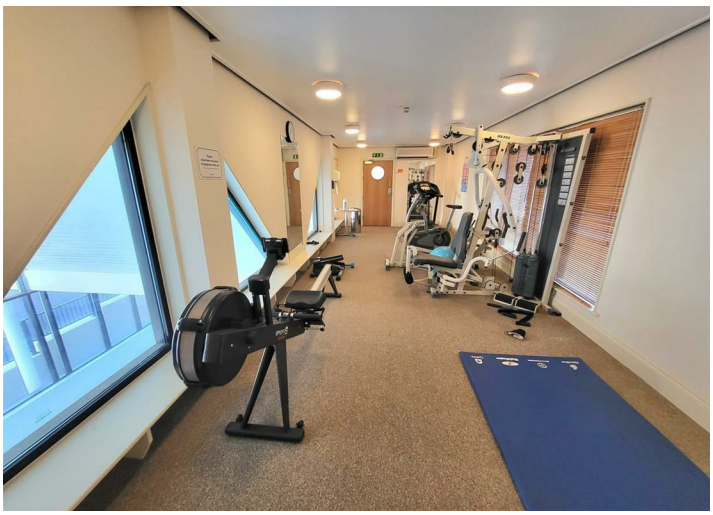
We are advised that mains electric, gas, water and drainage is connected to the property.



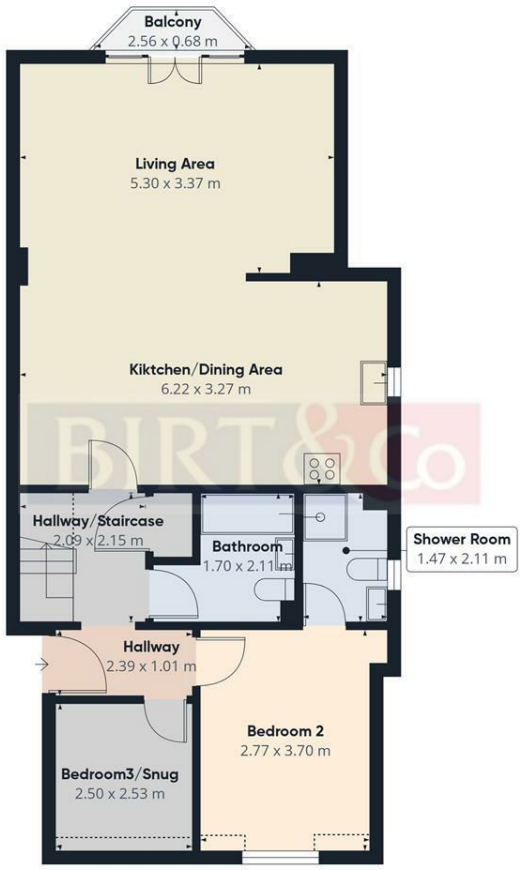
Bryn Y Mor is situated on Narberth Road, a short distance from Tenby Town Centre. Turn into the site and 20 Giltar House is accessed behind the main building, with the front door accessed via the rear of the site.



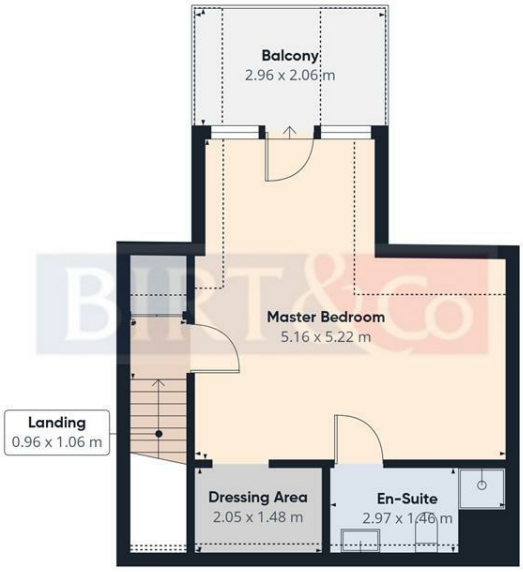




Floor Plan



Floor 0



Floor 1

BIRT&Co

Approximate total area(1)
102.6 m²

Balconies and terraces
7.4 m²

Reduced headroom
9.1 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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