



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

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18 Bryn y Mor Narberth Road
Tenby
SA70 8HT

£260,000

Flat
Leasehold



A spacious 2-bedroom ground floor apartment with allocated parking, situated in a modern purpose-built development. 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.

The front door is adjacent to the parking space, with level access. The living area is large and open plan, with 2 bedrooms, bathroom, built in storage, and en-suite shower room off the master bedroom.

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



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



- **Ground Floor**
- **Swimming Pool, Sauna and Gym**
- **Master Ensuite**
- **Close to Town Centre**
- **Allocated Parking**
- **2 Bedrooms**
- **Open Plan Layout**
- **Modern Development**

Lounge/Kitchen/Diner 20'4" x 25'11" max (6.2 x 7.9 max)

To the front of the apartment is a bay window, with patio doors opening into the large open plan room. There is a lounge area to the front, with dining area and kitchen to the rear, with rear door leading to the hallway, bathroom and bedrooms beyond.

Bedroom One 10'5" x 12'1" (3.2 x 3.7)

A good-sized double bedroom with en-suite shower room and window to the rear. There's a radiator and ceiling light point, with ample space for freestanding storage furniture.

En-Suite 7'2" x 4'7" max (2.2 x 1.4 max)

A shower room with suite comprising tiled shower enclosure with glass screen, WC, pedestal sink, heated towel radiator and a window to the side.

Bedroom Two 8'2" x 12'1" max (2.5 x 3.7 max)

A second double bedroom, with window to the rear and space for freestanding furniture.

Bathroom 6'10" x 5'6" (2.1 x 1.7)

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

Hallway

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

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 £2900.00

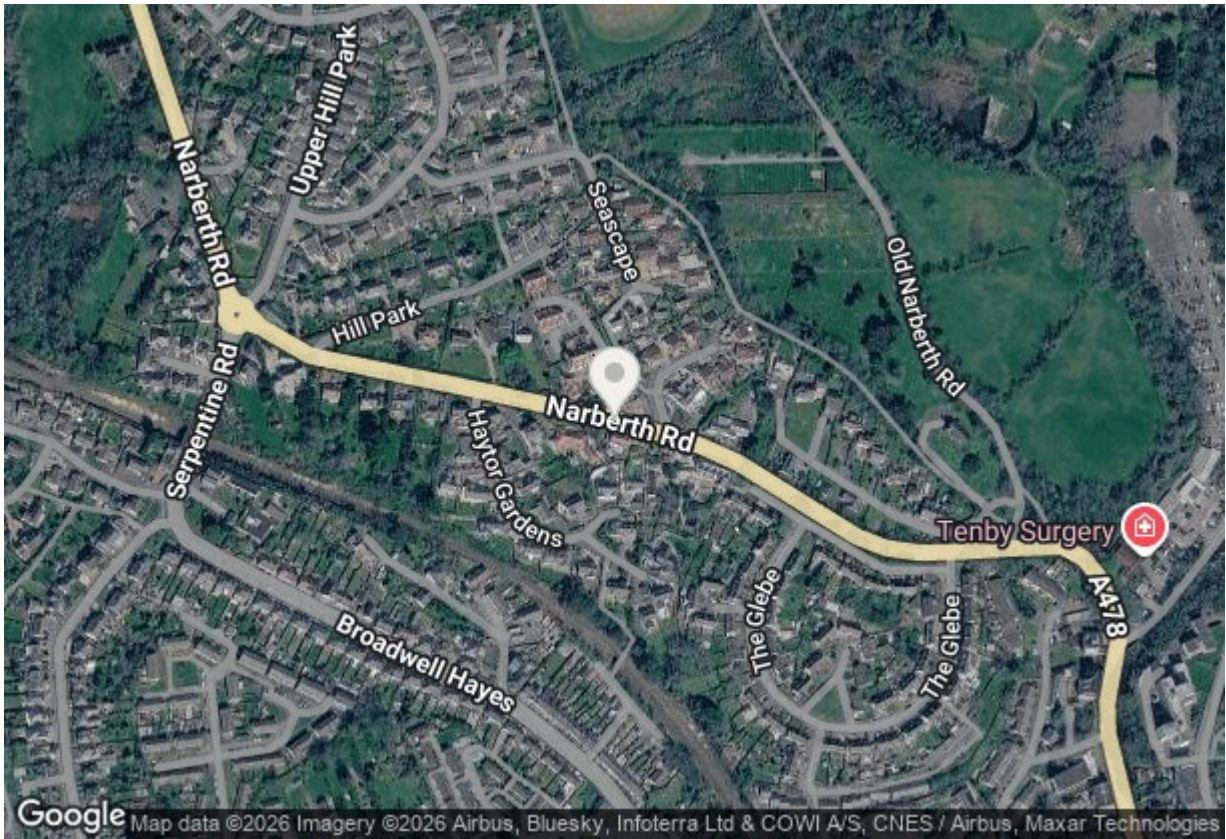
Commercial holiday letting is allowed. Pets are allowed with freeholder's consent.

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

Please Note

The Pembrokeshire County Council Tax Band is D - approximately £2,095.71 for 2025/26.

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 18 Giltar House is accessed behind the main building, with its parking space conveniently in front of the door.

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	





Floor Plan

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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