



Bay View 2, The Old Vicarage, Penally OFFERS IN REGION OF £299,950

- **First Floor Apartment**
- **Two Bedrooms Two Bathrooms**
- **Open Plan Living Space**
- **Panoramic Coastal and Countryside Views**
- **Beautifully Presented Throughout**
- **Allocated Parking**
- **Walking Distance To Beach**
- **EER - D**

THE PROPERTY

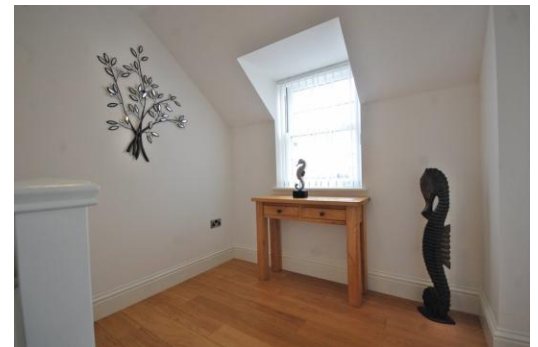
This stunning first floor apartment is located in the grounds of The Old Vicarage in Penally, and enjoys panoramic views over the bay towards Giltar Point, Caldey Island and Tenby Town. The beautifully presented accommodation comprises Entrance Hall, large open plan Lounge/Kitchen/Dining Area, Two Double Bedrooms; one being En Suite, and a Family Bathroom. The property further benefits from gas central heating and uPVC double glazing throughout, as well as allocated parking. The popular village of Penally is a short distance from the resort of Tenby with its lovely sandy beaches, working harbour, shops and amenities. The property is an established successful holiday let and represents an excellent investment opportunity, viewing is highly recommended.

ENTRANCE

Enter through uPVC door with glazed pane in to Entrance Hall. Door to large built in closet. Staircase to First Floor. Multi pane sash window to rear.

HALLWAY

Multi pane sash window to front enjoying beautiful views over the coastline. Timber laminate flooring. Door to Lounge/Kitchen/Dining Room.



LOUNGE/KITCHEN/DINING ROOM

21' 0" x 20' 0" (6.4m x 6.1m)
Beautiful bright and contemporary open plan space. Timber laminate flooring throughout. Door to Inner Hallway.



LOUNGE

French doors with full height windows to each side opening to Juliet balcony, enjoying stunning panoramic views towards Giltar Point, Caldey Island and Tenby Town.



KITCHEN

Two multi pane sash windows to rear. Fitted with a range of chic and modern wall and base units with matching worktop. Integral four ring electric hob and oven with extractor over. Inset stainless steel sink and drainer with mixer tap over. Integral washing machine, dishwasher, fridge and freezer. Cupboard housing wall mounted Gloworm gas combi boiler.



DINING AREA

Ample space for large family size dining suite.



VIEW OVER CALDEY & GILTAR POINT



VIEW TOWARDS TENBY TOWN



INNER HALL

Doors to all rooms. Door to large built in closet.

BEDROOM 1

13' 3" x 9' 1" (4.04m x 2.77m)

Multi pane sash window to front enjoying beautiful sea and countryside views. Door to En Suite Shower Room.



EN SUITE SHOWER ROOM

Velux to rear. Fitted with matching suite comprising pedestal wash hand basin and WC. Glazed enclosure housing multi directional main shower. Heated towel rail. Fully tiled walls and floor.



BEDROOM 2

12' 6" x 9' 2" (3.81m x 2.79m)

Multi pane sash window to front enjoying wonderful sea and countryside views



FAMILY BATHROOM

8' 7" x 8' 2" (2.62m x 2.49m)

Multi pane sash window to rear. Fitted with matching modern suite comprising WC, pedestal wash hand basin and double ended roll top bath. Sperate glazed enclosure housing multi directional mains shower. Heated towel rail. Fully tiled walls and floor.



EXTERNALLY

There is off road parking for the apartment and use of the well maintained communal grounds.



PROPERTY TENURE

We believe the property to be Leasehold, 976 years remaining on a 999 year lease. Management Fee £1376.48 payable November each year. No ground rent payable.

DIRECTIONS

Leave Tenby on the Marsh Road passing the road to the Leisure Centre on the right. Continue for a short distance and take the right turn, opposite Kiln Park Filling Station, into Penally. Proceed through the village and the property will be found on the right hand side just before Penally Abbey

FLOOR PLAN



For illustrative purposes only, not to scale.

ENERGY PERFORMANCE GRAPHS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	67 D
39-54	E		
21-38	F		
1-20	G		

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