



## Greentop, 4 Kenystyle, Penally

A fantastic opportunity to purchase a property/plot with planning permission already granted for a modern and stylish 5-bed house over 3 levels. The plot's situation in the sought-after area of Penally boasts views to Tenby town over the golf course and to the sea. At present the grounds have a 1 bed bungalow situated on it, garage, ample parking and a large garden surrounding. The proposed build would include 5 bedrooms, a car port with spaces for 4 vehicles, 3 levels with the bottom level having an en-suite bedroom, utility room, and disabled access.

**Asking Price £275,000**

**Tenure Freehold**





## **DIRECTIONS**

From our office in Tenby, head out of town towards Penally. Just after the Kiln Park service station, turn right to go into Penally. Follow the road through the village and turn right into Kenystyle at the bottom of the hill just after Middlewalls Lane. Number 4 is the plot on the top left.

## **CURRENT BUNGALOW COMPRISES**

Entrance porch - UPVC porch with views to Tenby, the Sea and Golf course.  
Lounge/diner (25'08 x 10'10) - Slate fireplace, TV point, 2 storage heaters, views to Tenby and the sea.

Kitchen (13'4 x 8'7) - wall and base units, electric cooker, space for washing machine and a storage cupboard.

Conservatory (13'5 x 4'10) - UPVC conservatory, with door leading to patio, views over the village toward Tenby.

Bedroom (11'9 x 10'4) - integrated cupboards, large UPVC window, TV point and storage heater.

Bathroom (7'1 x 5'10) - WC, electric shower, pedestal sink and UPVC window.

Outside - Large plot set on two levels including the bungalow, garage, decked area and patio, outside WC building.

## **PROPOSED NEW BUILD**

Full Planning permission has been granted for "demolition of existing dwelling and garages and the erection of a new dwelling, garages and car port along with alterations to terrace and provision of screening". The property would be a large, modern, 5-bed house with views over the village and towards Tenby and the sea, set over 3 levels.

## **AGENT'S NOTE**

The plot and bungalow is sold in its current condition, and the prospective purchaser would make their own arrangements in regard to commencing any building project.

The 3D images and drawn plans of the proposed development are provided by Gerald Blain Associates Ltd, Architectural and Planning Consultants.

## **CURRENT SIDE ELEVATION AND PROPOSED DEVELOPMENT**



## CURRENT PLOT AND PROPOSED DEVELOPMENT



## CURRENT SIDE ELEVATION AND SIDE/REAR VIEW OF PROPOSED DEVELOPMENT



## 1ST FLOOR INTERNAL DESIGN



## VIEW FROM CURRENT ROOF OVER PENALLY

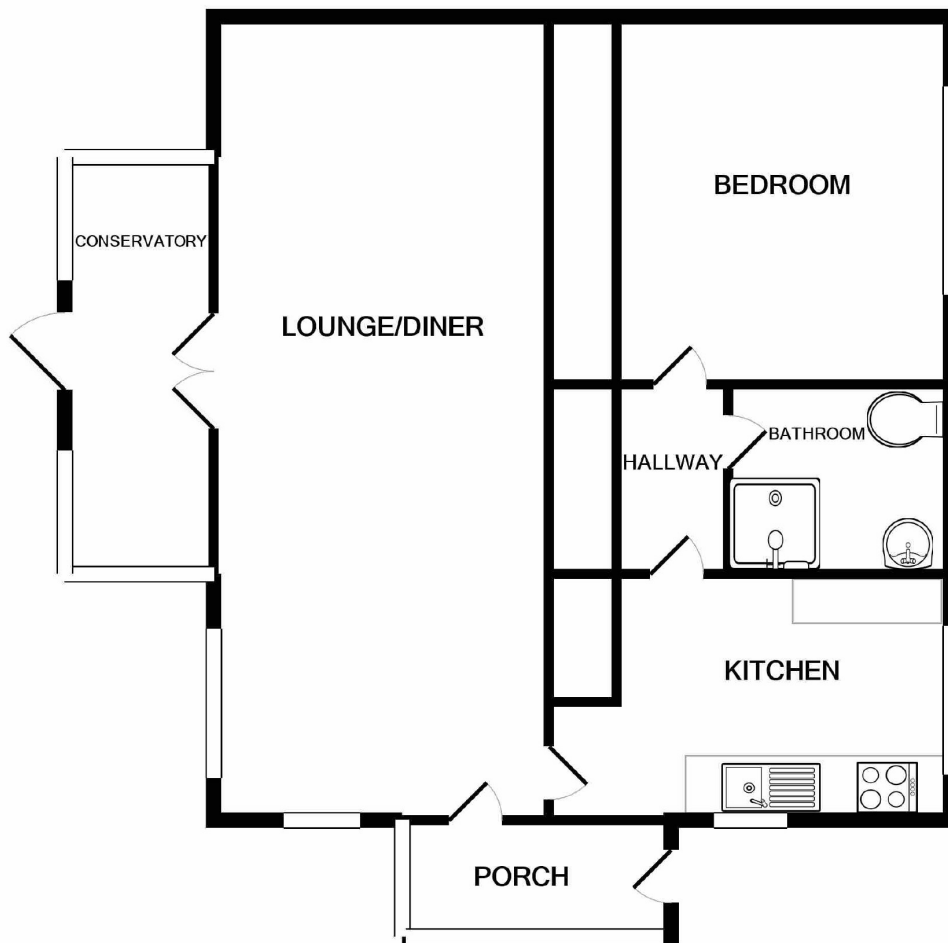


## COUNCIL TAX BAND

The Council Tax Band for this property is - Band D

## FLOOR PLAN

Not To Scale - For Illustration Purpose only



TOTAL APPROX. FLOOR AREA 710 SQ.FT. (66.0 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only  
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