



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

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Fern Cottages 1 Penally Road
Tenby
SA70 7LP

£220,000

House
Freehold



A lovely family home in a desirable area of the town, this three-bedroom house offers two reception rooms, a kitchen/diner and rear patio garden. The property would benefit from modernisation and offers lots of potential for improvement.

Situated just a short stroll from the town centre, residents will enjoy easy access to a variety of shops, cafes, and local amenities, with a supermarket, train station, and car parking just a minute away. Furthermore, the stunning beaches of Tenby are within walking distance, making it an ideal spot for those who appreciate coastal living and enjoying the outdoors.



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

- **Three Bedrooms**
- **Close To Town Centre**
- **Resident Parking Permit Scheme**

- **Rear Courtyard & Patio**
- **Walking Distance to Beaches**
- **Potential to Improve**

Hallway

Enter into hallway through a timber door, and there is original tiled flooring and door to inner hallway which has carpet and leads to staircase.

Living Room 13'9" x 11'1" (4.2 x 3.4)

A bright front room with double glazed window to front, centre ceiling light and radiator.

Dining Room 11'1" x 12'1" (3.4 x 3.7)

A good sized dining room with sash window, radiator, and centre light point.

Kitchen 12'9" x 8'2" (3.9 x 2.5)

Dual aspect room with two uPVC double glazed windows to the rear, and a door opening to back porch. The Vaillant combi boiler is in the far corner of this room.

Porch & WC 4'11" x 3'3" (1.5 x 1)

Accessed from the kitchen, the room has a door to rear courtyard and door to cloakroom with WC and sink.

Shower Room 10'5" x 8'10" (3.2 x 2.7)

Bright and spacious shower room, with electric shower, WC, wash hand basin, radiator and storage cupboard. There are two uPVC windows to the rear.

Bedroom One 13'1" x 9'10" (4 x 3)

Spacious bedroom with double glazed window to the front, centre ceiling light point and radiator.

Bedroom Two 12'9"x 8'10" (3.9x 2.7)

Another double bedroom with window to the rear, radiator and centre ceiling light.

Bedroom Three 9'10" x 7'10" (3 x 2.4)

Good sized single bedroom with window to the rear, radiator and centre ceiling light.

Garden

The private rear courtyard has a lot of potential for creating a patio garden, and offers an ideal space for sitting out, and for keeping potted plants etc. The space is enclosed, making it safe for children and pets.

Please Note

The Pembrokeshire County Council Tax Band is D - approximately £1921.51 for 2024/25.

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

Residents Parking Scheme available through Pembrokeshire County Council.

Gas central heating system.

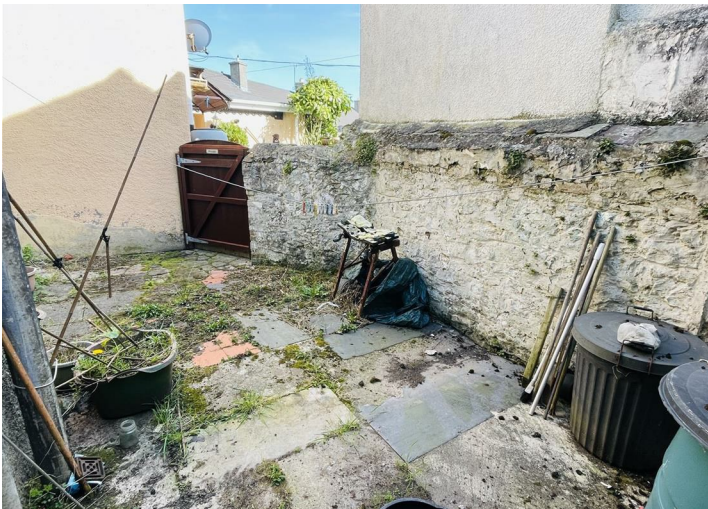


From the top of Warren Street by St John's Church, head down the hill towards the train station, and turn left into Penally Road, Fern Cottage is on the left.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







Floor Plan



Measurements are approximate. Not to scale. Illustrative purposes only.
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