



Lock House, St Julian Street, Tenby
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Willowmeade Picton Road
Tenby
SA70 7DP

£375,000

House
Freehold



Willowmeade is a delightful and spacious 4 bedroom house on Picton Road, close to the heart of Tenby town. The property benefits from good sized rooms, and a rear enclosed garden space off the kitchen, providing a lovely area for gardening, and 'bringing the outside in'.

For those with vehicles, the residents' parking permit scheme adds an extra level of convenience.

One of the standout features of this home is its proximity to the amenities and historic town walls, enabling residents to enjoy all Tenby has to offer within a short walking distance. Additionally, the nearby beaches and coastline offer a fantastic opportunity for walking and outdoor activities, making it a perfect location for families and beach lovers alike.



LOCK HOUSE C, 1750



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



- **Enclosed Garden**
- **Close to Tenby Town Walls**
- **Resident Parking Permit Scheme**
- **Ground Floor Bedroom**

- **4 Bedrooms**
- **Beaches and Harbour Nearby**
- **2 Bathrooms**
- **Large Rooms**

Living Room 11'9" x 15'1" max (3.6 x 4.6 max)

A bright and inviting living space with large bay window to the front, gas fire, wood flooring, ceiling and wall lights.

Kitchen/Diner 11'5" x 10'2" (3.5 x 3.1)

Fitted kitchen has free standing cooker with extractor over, sink and drainer, space and plumbing for a washing machine. Patio doors lead out to the rear courtyard garden.

Shower Room 6'2" x 3'11" max (1.9 x 1.2 max)

A compact but functional shower room with corner shower cubicle, WC, wash hand basin and window.

Bedroom Four 8'10" x 6'10" (2.7 x 2.1)

A ground floor bedroom at the rear of the house, with spot lights and window looking to the rear courtyard.

Bedroom One 15'5" x 15'1" max (4.7 x 4.6 max)

A light and very spacious bedroom with a bay window, and additional window to the front of the house.

Bedroom Two 11'9" x 10'2" (3.6 x 3.1)

Good sized room with wooden flooring, centre ceiling light and window to the rear.

Bathroom 9'2" x 6'10" (2.8 x 2.1)

A large family bathroom, that is fully tiled with a corner bath and shower over, WC, wash hand basin, and two windows to the rear. The Worcester gas boiler is in the corner of the room.

Bedroom Three 13'9" x 10'2" min (4.2 x 3.1 min)

A timber staircase leads up to the attic room with a large dormer window to the rear, centre ceiling light, and laminate flooring.

Externally

To the rear is a courtyard garden, offering an ideal space to sit and relax with many shrubs and plants. There is a storage shed to the rear and the space is accessed from the kitchen via patio doors, or a gate giving access down the side of the property.

Please Note

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

Residents' on-street parking permit scheme available through the County Council.

The Pembrokeshire County Council Tax Band is E - approximately £2561.42 for 2024/25.



From the South Parade with the town walls on the left-hand side, follow the one-way system round to the right and then turn immediately left onto Trafalgar road. Picton Road is the first street on the left after the lane, with Willowmeade being immediately on the corner with Trafalgar Road.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	55	
(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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