



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

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2 Cambrian Cottages Narberth Road
Tenby
SA70 8HY

£280,000

House
Freehold



A quaint mid-terrace cottage with rear garden and parking, on the edge of Tenby town centre, just a short walk to the beaches. The house has a mix of modern and traditional features, with 3 bedrooms, bright kitchen/diner, utility room & WC, plus separate office/TV room and family bathroom.

Externally, there is a rear tiered garden with a garage, and the property is set back from the pavement with a patio frontage.

The property is currently a successful holiday let but would equally make a lovely and comfortable family home.



LOCK HOUSE C, 1750



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



- **Rear Garden**
- **10 Minutes' Walk into Town**
- **Successful Holiday Let**
- **Gas Central Heating**

- **Parking and Garage**
- **Solar Panels**
- **3 Bedrooms**
- **uPVC Double Glazing**

Lounge/ Dining Room 22'7" x 11'5" (6.9 x 3.5)

Spacious open plan room, with living area to the front and dining space to the back. There's a fireplace with log burner, bay window to the front, door leading to the office/TV room and an opening to the kitchen.

Kitchen 19'8" x 12'1" (6 x 3.7)

A large and bright kitchen with feature skylight overhead. The room has a mix of wall and base units with gas hob, central island with Belfast sink, and solid oak stable door leading to the garden, with another door to the utility room.

Utility + WC 6'6" x 6'2" (2 x 1.9)

The handy utility room off the kitchen has a worktop with washing machine and tumble dryer under, with a door to a separate WC with a basin.

Office 11'5" x 5'6" (3.5 x 1.7)

A downstairs room, with a stained-glass window bringing light in from the kitchen. This room is locked to store personal and cleaning items during holiday letting periods.

Bedroom 1 11'1" x 10'5" (3.4 x 3.2)

Master bedroom with window to the rear, fireplace, radiator and spotlights. The wardrobe is positioned in front of an alcove, which houses the combi boiler - this is accessed via a panel in the back of the wardrobe.

Bedroom 2 11'5" x 8'10" (3.5 x 2.7)

Another double bedroom with window to the front, fireplace, radiator and carpeted floor. There are recesses behind the wardrobe and drawers, making them deeper than they appear and effectively built in.

Bedroom 3

A single bedroom with a window to the front, radiator, built in storage cupboard and laminate flooring.

Bathroom 11'5" x 7'10" (3.5 x 2.4)

Tiled bathroom, with suite comprising WC, pedestal sink, bath with shower over and glass screen, plus a window to the rear.

Attic

The attic space is accessed from the hall with a hatch and ladder, has been boarded, and has 2 Velux skylights.

Garden

The rear garden is accessed from the kitchen, or the rear garage. It is tiered with a mix of artificial grass and patio areas.

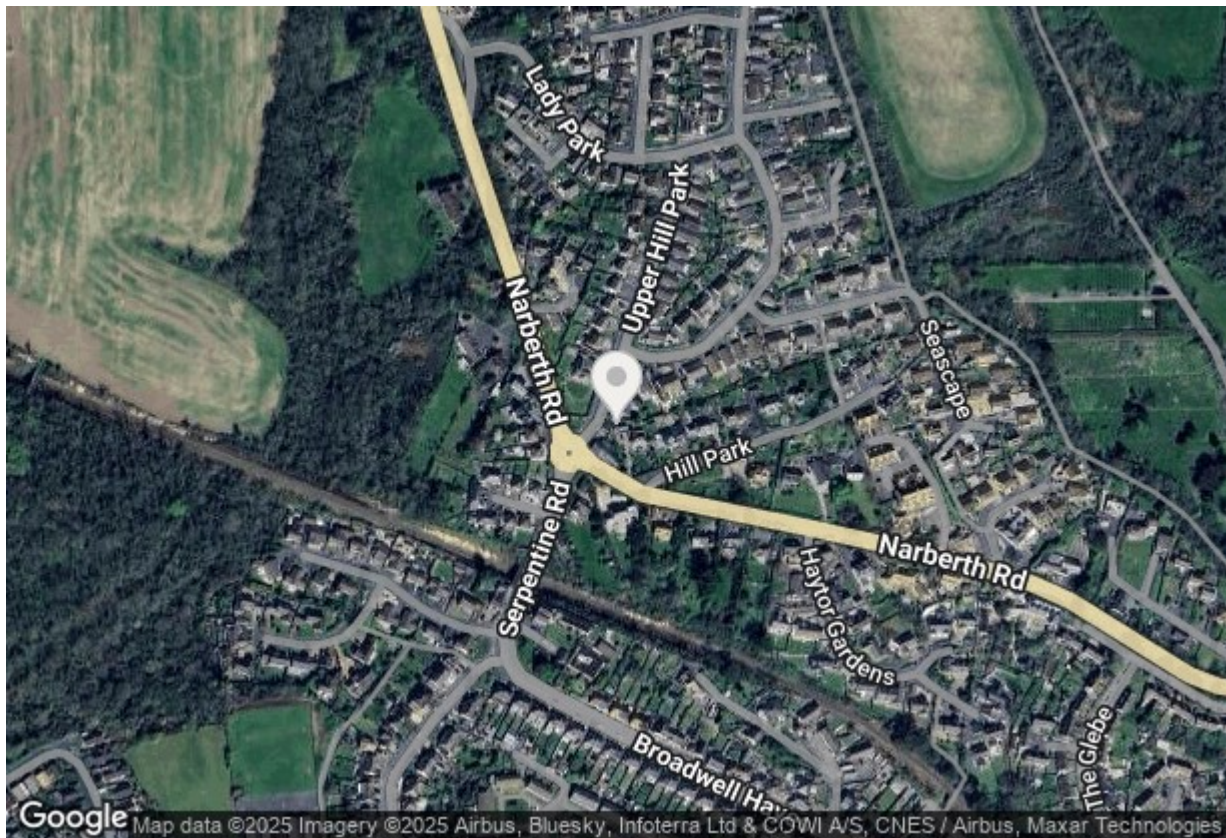
Garage + Parking

A single garage to the rear of the plot offers ample storage space for a car/workshop, and an up and over door to the front brings you to the parking area. In front of the door on the street side is a space to park 1 vehicle.

Please Note

The council tax is band D, approximately £2095.71 for 2025/2026, but the house is currently on business rates due to holiday letting.

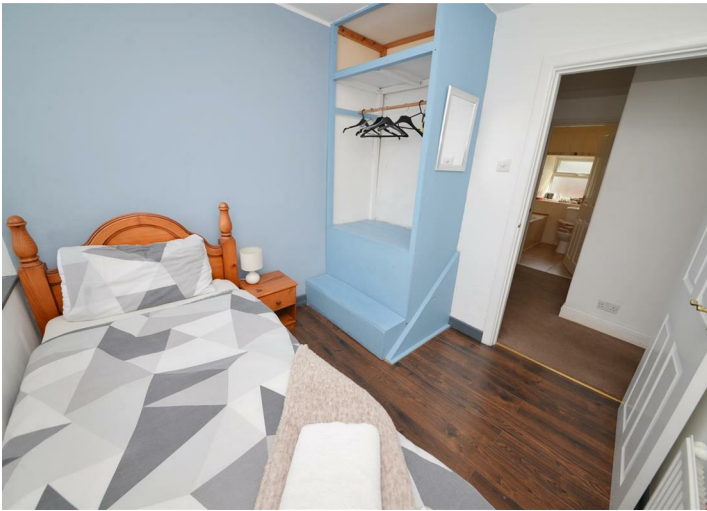
We are advised that mains electric, gas, water and drainage is connected to the property. The solar panels at the property are owned outright and greatly reduce the property's energy bills and produces FIT (feed in tariff) payments twice a year.

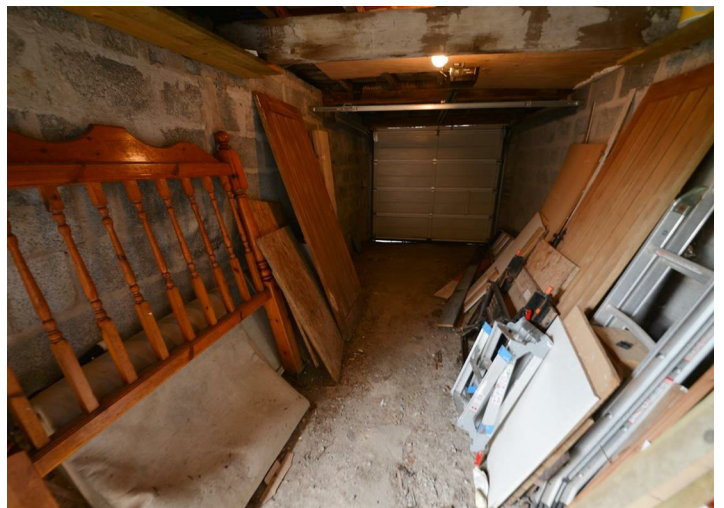
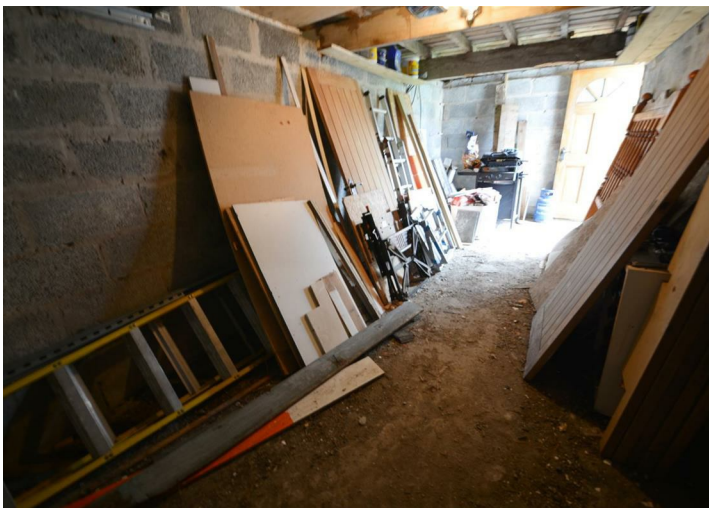


Cambrian Cottages are found towards the end of Narberth Road, off the mini roundabout. The parking and garage is at the bottom of Upper Hill Park on the right-hand side going up the hill.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	83
(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



Measurements are approximate. Not to scale. Illustrative purposes only
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