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

Telephone; (01834) 842204
Email; sales@birtandco.co.uk

www.birtandco.co.uk

# Sweet William Redberth Gardens
Tenby
SA70 8RP

£119,950

House
Leasehold

3 2 1 E

A delightful three-bedroom cottage situated within a private development just on the outskirts of Tenby. The property features an open plan living/kitchen area and three bedrooms, one with en-suite.

A communal garden provides a lovely outdoor space to enjoy the fresh air and surroundings.

The site has an occupancy restriction in place that states it can only be used as a holiday home for up to 28 days consecutively, so the property would make an ideal holiday bolthole or investment for short term holiday letting, but not a permanent residence.

LOCK HOUSE C. 1750

The Property Ombudsman

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

RICS

- **3 Bed Holiday Cottage**
- **Ideal Investment**
- **Communal Garden**
- **Long Lease**
- **Allocated Parking**
- **Quiet Village Location**
- **Private Development**

### Porch

Enter the property though uPVC front door into a porch area, with space for shoes and coats, with plumbing and space for washing machine. There is also an electric heater.

### Open Plan Living / Kitchen

A bright open plan room, with well-appointed kitchen with various units and ample storage, plus a central island. Integrated appliances include a dishwasher, washing machine, and tall fridge freezer.

The carpeted living area has French doors out to the garden, with a flame effect fire, heater, TV point, phoneline for Wi-Fi, with doors off to all rooms.

### Bedroom One & En-suite

A double bedroom with window to the rear, a heater, and ensuite shower room.
The en-suite has a shower, WC, sink, and towel radiator.

### Bedroom Two

A double bedroom with window to the side and heater.

### Bedroom Three

A double bedroom with window to front, and a heater.

### Shower Room

The family shower room has a shower enclosure tucked in a recess, WC, sink in vanity, and a towel radiator.

### Cupboard

A spacious storage cupboard housing the hot water tank.

### Garden + Parking

To the front of the property is a communal garden, comprising a large lawned area surrounded by trees and hedges, along with a paved area outside the front door.
The cottage has its own allocated parking space to the front.

### Please Note

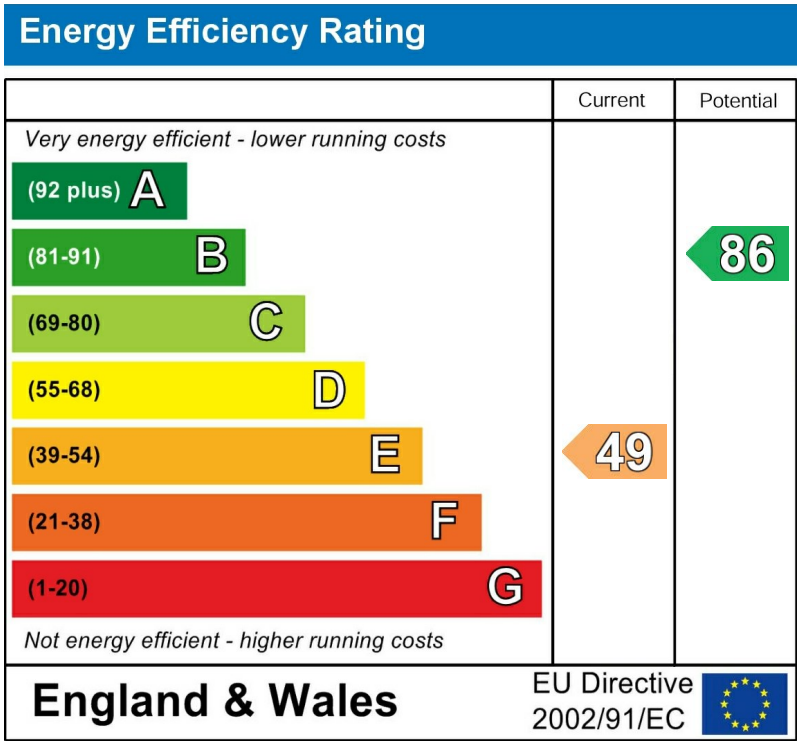
The Pembrokeshire County Council Tax Band is C - approximately £1,914.67 for 2026/27.
We are advised that:
-mains electric and water are connected to the property, with the site having a private drainage system.
-the property is up to current fire regulations for holiday letting, with hardwired smoke alarms in the bedrooms and open plan living/kitchen area.
-pets are allowed with the freeholder's consent.

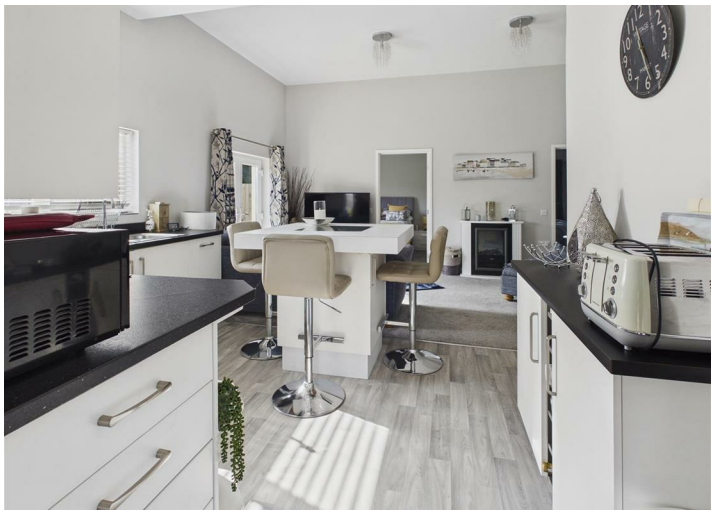
### Service Charge

Covers running of the site including (but not limited to): Insurance, water and sewerage, refuse management, external maintenance, roadway maintenance. The leaseholder would need to arrange to pay their own electricity bill and contents insurance.

The contribution is approx. £3,000 per year but there is 'credit' in the site funds, meaning it's expected that nothing will be payable by the new owner until 2027.

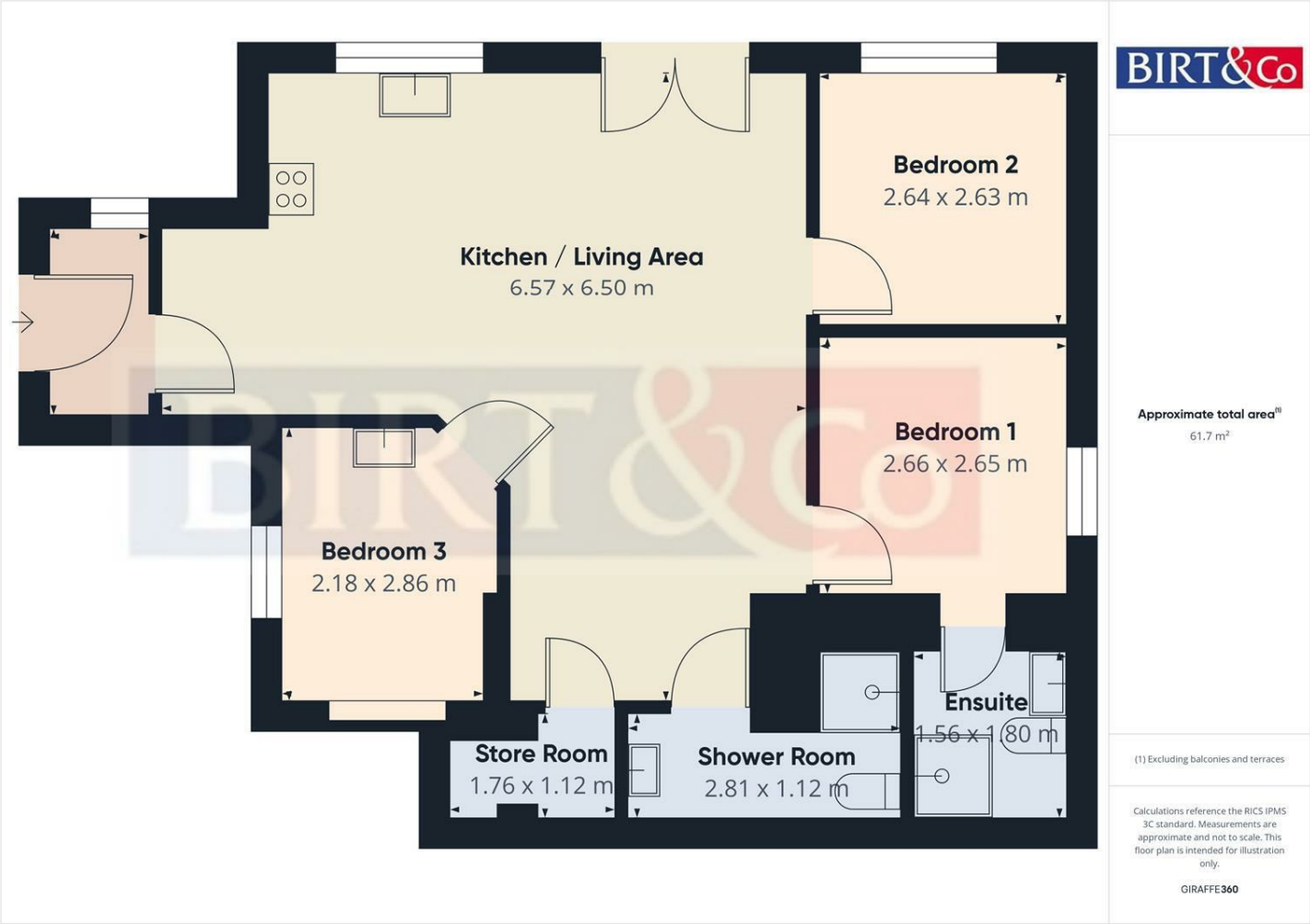
Redberth Gardens is situated on the main A477 Carmarthen to Pembroke Road. Leave the road at the sign for East Williamston, and then turn immediately right into the complex, following signs for Sweet William Cottage.





BIRT&Co

## Floor Plan




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

BIRT&Co