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

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Llanover Cottage Tor Lane
Tenby
SA70 7HF

£325,000

House
Freehold

2 1 2 D

A rare opportunity to purchase a charming two-bedroom character stone cottage, situated right in the heart of Tenby town. Originally built as two fisherman's cottages, the house was subsequently altered into one.

Llanover Cottage is well presented and tastefully decorated, and as well as a comfortable residence, would make an ideal holiday home or investment property.

Occupying a plot on the corner where Tor Lane meets Cresswell Street, the property has surprisingly large rooms, an enclosed courtyard, and gas central heating and double glazing throughout.

LOCK HOUSE C. 1750

The Property Ombudsman

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

RICS

- **Enclosed Sunny Rear Garden**
- **Within Tenby Town Walls**
- **2 Bedrooms**
- **100m to High Street**
- **50m to Seafront**
- **Tastefully Decorated**
- **Character Features**
- **Popular Cobbled Street**

Dining Room 13'5" x 12'5" (4.09 x 3.78)

Enter the cottage through the composite stable door into the dining room. The bright room has windows to the front and rear, door to WC under the stairs, built in storage cupboard, and opens through to the kitchen.

There is laminate flooring running through the rest of the ground floor.

Lounge 12'6" x 14'3" (3.81 x 4.34)

A cosy living room with windows to 3 sides, a solid stone fireplace with a wood burner style electric fire and features exposed stone walls.

Kitchen 9'1" x 7'3" (2.77 x 2.21)

A modern extension to the original cottage, has window and door to the rear courtyard, with a fitted kitchen comprising a range of floor and wall mounted units, four ring electric hob, double oven and space and connection for appliances.

WC

Under stairs WC with wash-hand basin and a window to the rear.

Bedroom 1 14'11" x 12'8" (4.55 x 3.86)

A spacious double bedroom, with windows to the front and rear of the property.

Bedroom 2 15'1" max x 9'6" max (4.60 max x 2.90 max)

A 2nd double bedroom, with a window to the front. The room has 2 recessed spaces, ideal for wardrobe and storage space.

Bathroom 9'1" x 7'4" (2.77 x 2.24)

A bright bathroom, with a window to the rear, looking over the courtyard. The room has a bath with mains shower over, close coupled WC, and pedestal wash hand basin, as well as a large storage cupboard.

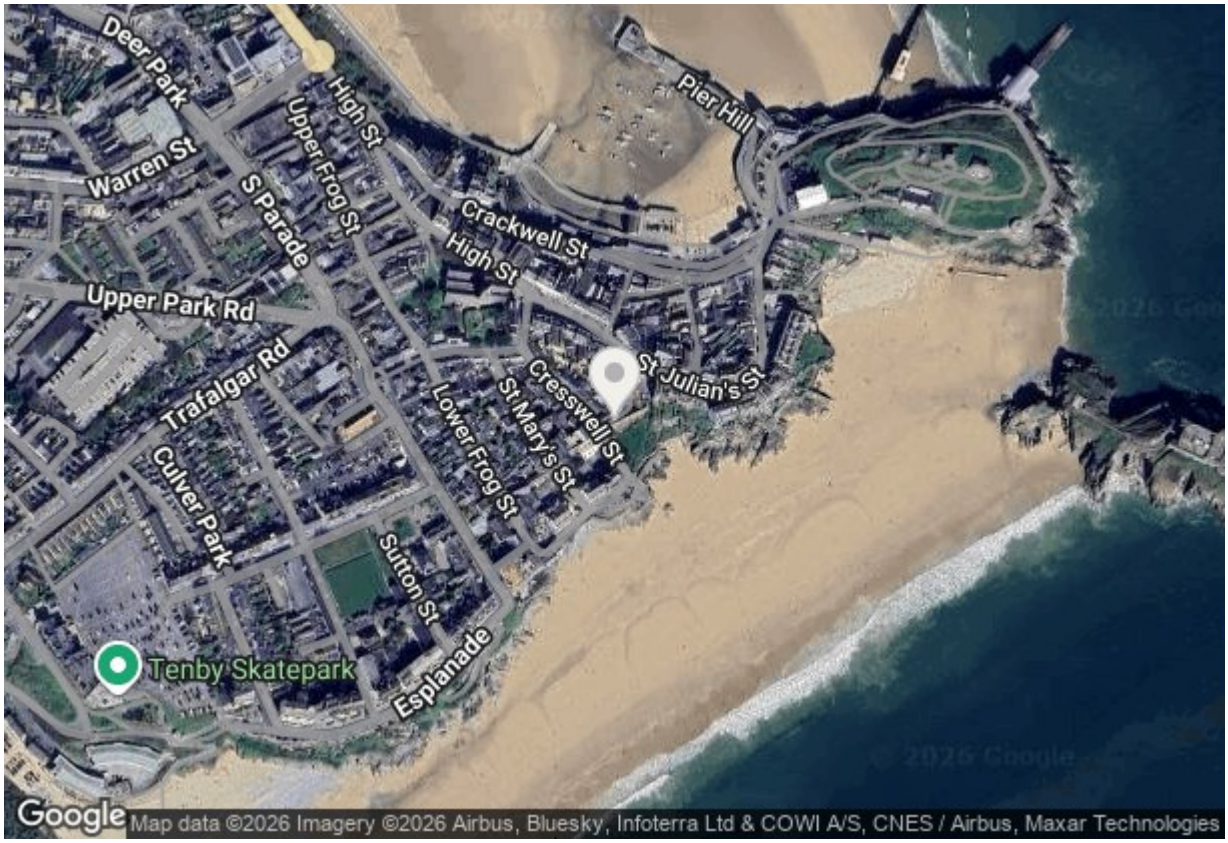
Externally

Outside to the rear is an enclosed sunny rear courtyard with part of the old town wall as its boundary, and original quarry tiled floor. There is a small shed and a timber pedestrian gate opening onto Cresswell Street, making it idea for storing beach equipment e.g. paddleboard and wetsuits.

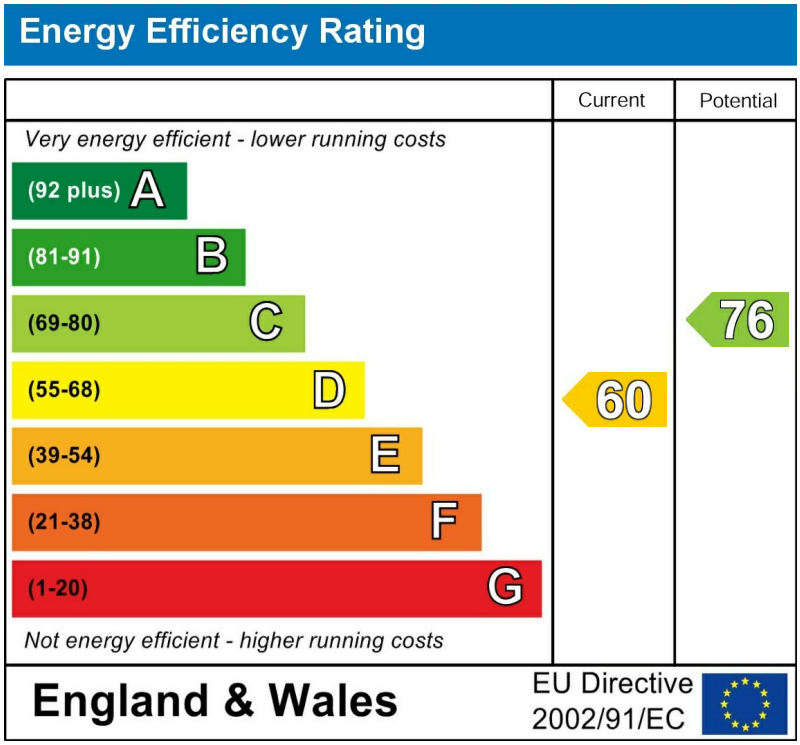
Please note

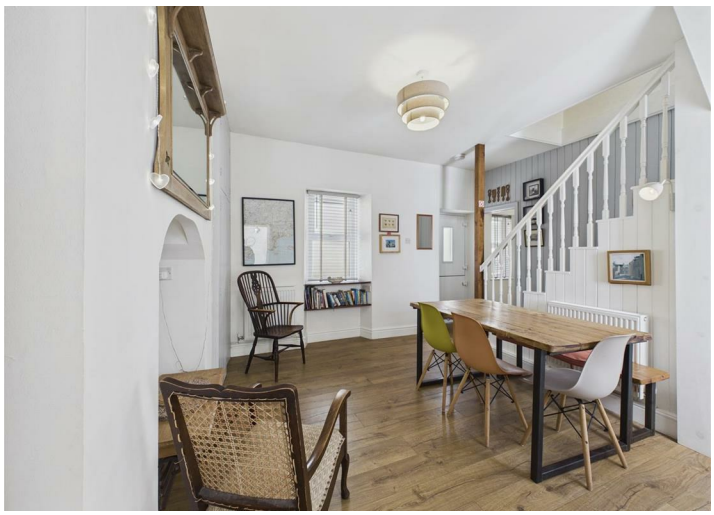
The Pembrokeshire County Council Tax Band for this property is band E.

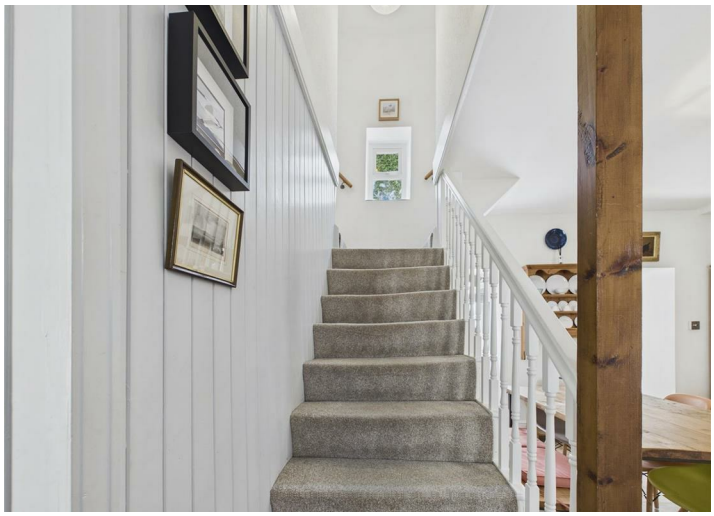
We are advised that the property is freehold and that mains gas, electric, water and sewerage are connected.



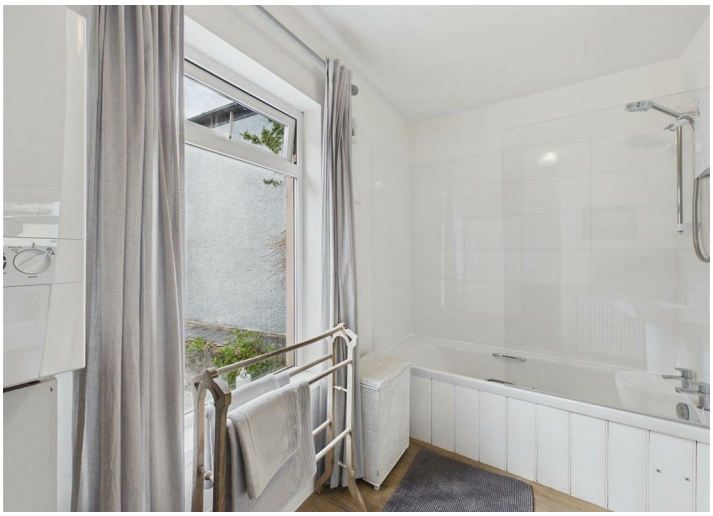
From our office, turn right then immediately left down Cobb Lane. Alternatively, head down Cresswell Street and the property is approximately halfway down.

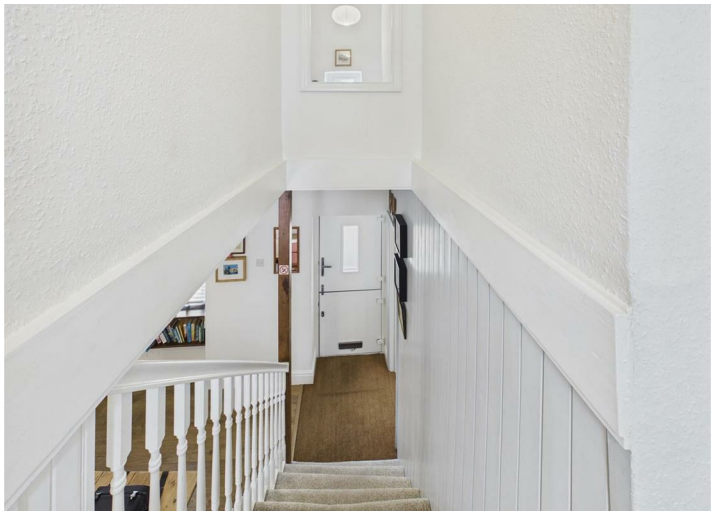




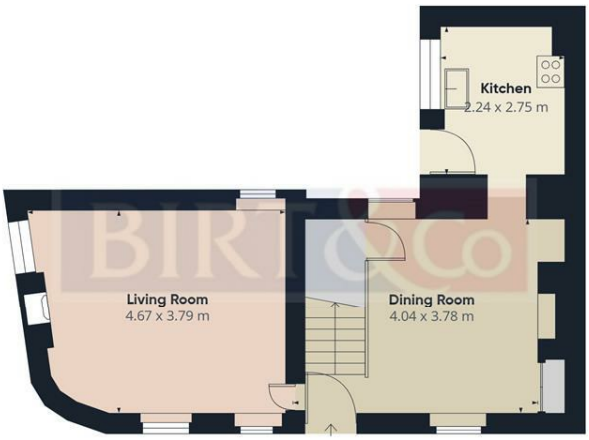


BATH

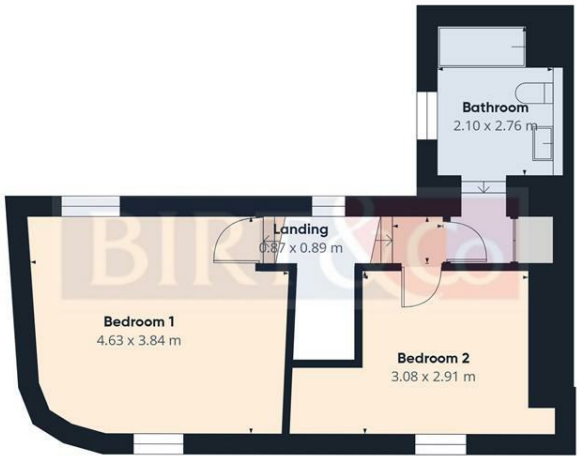




Floor Plan



Floor 0



Floor 1

BIRT&Co

Approximate total area(1)

76.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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