



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

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14 Rock Park  
Kilgetty  
SA68 0AB

£314,950

House  
Freehold



With four spacious bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

One of the standout features of this home is the sunny garden, which presents an excellent opportunity for outdoor enjoyment, whether it be for gardening, children's play, or simply soaking up the sun on a warm day.

The two bathrooms and ground floor WC ensure convenience. The property also boasts parking for two vehicles. Additionally, the house comes with a new build warranty, offering peace of mind for the new owners.



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



- **Four Bedrooms**
- **Sunny Rear Garden**
  - **Utility Room**
  - **Popular Village**

- **Master Bedroom Ensuite**
- **Separate Lounge + Kitchen**
  - **2 Car Driveway**
- **Approx 5 Minutes to Coast**

### Hallway

Composite front door opens into the hallway. There's storage space under the stairs, a downstairs WC and doors to the kitchen/diner and the living room.

### Living Room 22'3" x 9'10" (6.8 x 3)

Spacious living space with a window to the front, and patio doors opening out to the sunny rear garden. Carpet flooring, electric flame effect fire, and two ceiling lights.

### Kitchen/Diner 22'3" x 9'10" (6.8 x 3)

A sunny kitchen and dining area, with window to the front and tri-fold sliding doors which open fully, leading into the garden. The room is divided by a breakfast bar, with a dining area to the rear and fitted kitchen to the front.

The kitchen comprises floor and wall units, space and plumbing to install a dishwasher, range cooker with gas hob and electric oven. The floor is tiled, and the room has both spotlights and pendant lighting.

### Utility Room 6'6" x 6'6" (2 x 2)

A handy space with worktop, sink and drainer, tiled flooring, with plumbing for a washing machine. The Ideal gas boiler is in the corner of the room and a door opens to the rear garden.

### WC 6'6" x 3'3" (2 x 1)

Accessed from the hall, the room has a WC, pedestal sink and a radiator.

### Bedroom One 11'5" x 10'2" (3.5 x 3.1)

An en-suite double bedroom with carpet flooring, centre ceiling light, window to the front and door to en-suite shower room.

### En-suite 5'10" x 7'2" max (1.8 x 2.2 max)

L-shaped en-suite room with shower enclosure, WC,

sink in vanity, heated towel rail and obscure window to the front.

### Bedroom Two 12'1" x 9'10" (3.7 x 3)

A spacious double bedroom with window to the front, carpet flooring, centre ceiling light and handy built in wardrobe with double doors.

### Bedroom Three 10'2" x 8'2" (3.1 x 2.5)

Window to the rear, carpet flooring, centre ceiling light and window looking out to the rear garden.

### Bedroom Four 11'5" x 6'6" (3.5 x 2)

Carpet flooring, centre ceiling light and window overlooking the rear garden and field beyond.

### Bathroom 7'2" x 6'2" (2.2 x 1.9)

Family bathroom with bath and shower over, WC, sink in vanity unit and window to the rear.

### Externally

The South-facing rear garden has a mix of patio and lawned areas, and is enclosed by a wooden fence. There's a storage shed and a gate, giving side access to the drive.

At the side of the house is a private driveway with space for 2 cars.

### Please Note

We are advised that mains gas, electric, water and drainage is connected to the property, with uPVC triple glazing throughout.

The house was newly built in 2020, and still benefits from the NHBC new build warranty until 2030.

The Pembrokeshire County Council Tax Band is D - approximately £2058.75 for 2025/26.





When heading through Kilgetty off the roundabout, continue through the village under the railway bridge and past the school. Turn right and right again into Kilvelgy Park, and continue up through the estate into Rock Park. No.14 is on the right-hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

















Floor Plan



Measurements are approximate. Not to scale. Illustrative purposes only  
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