Lock House, St Julian Street, Tenby
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11 Picton Place
SA67 7BG

£185,000

House - Terraced
Freehold

3 1 1 C

A charming 3-bedroom terraced cottage in the popular market town of Narberth.

The house is a lovely bright property with some original features, with generously proportioned rooms, comprising a lounge and kitchen on the ground floor and 3 bedrooms and a bathroom on the first floor.

Conveniently situated within walking distance to all the amenities Narberth has to offer, the property has a good sized rear courtyard. The property does need some modernisation, and with some investment would make an ideal family home and has potential for a long let or holiday let.

LOCK HOUSE C. 1750

The Property Ombudsman

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

RICS

- **Three Bedroom Cottage**
- **Open Plan Kitchen / Diner**
- **Short Walk to Amenities**
- **Investment Potential**
- **Rear Courtyard**
- **On Street Parking**
- **Ideal Family Home**
- **Would Benefit from Refurbishment**

Hallway
Enter the property into the hallway, with original tiled floor. Doors lead to the lounge and the kitchen.

Lounge
A cosy yet bright and spacious lounge with a feature stone fireplace, currently used for a gas fire, and solid oak flooring. There are two wooden sash windows to the front of the property.

Kitchen / Diner
Large kitchen with lots of natural light from the rear window and double uPVC doors that open to the rear courtyard.

The room has laminate flooring with L-shape kitchen units, and staircase leading to the bedrooms and bathrooms, with a cupboard underneath. There is ample room for a dining table, or a new kitchen could accommodate an island or breakfast bar.

Bedroom 1
A large double bedroom with a uPVC window overlooking the rear courtyard.

Bedroom 2
A double bedroom with a wooden sash window to the front.

Bedroom 3
A single bedroom to the front, with a wooden sash window.

Bathroom
The bathroom is a good size, with Velux window to the rear. The room has a bath with mains connected shower over, pedestal wash hand basin and WC. With useful eaves storage, the bathroom has partly tiled walls and tiled flooring.

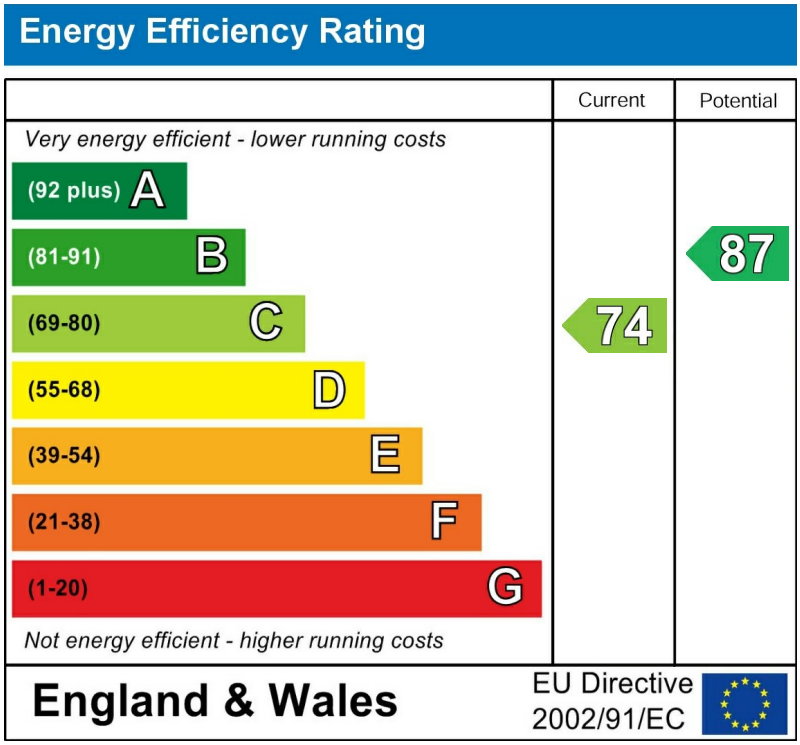
Externally
There is a good sized paved rear courtyard, accessed from the kitchen. As well as having a useful outbuilding for storage, the yard is fully enclosed and private, with ample space for outdoor dining set.

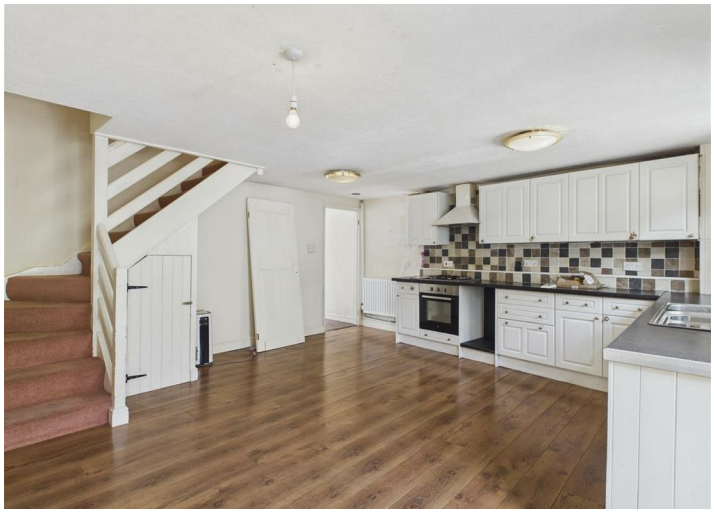
To the front of the property is on-street parking, available on a first-come first-served basis.

Please Note:
We are advised that the property is freehold, with mains gas, electric, water and drainage connected.

The property is Council Tax Band C which is £1937.71 for 2026/2027.

From Tenby take the A477/A478 to Narberth. As you enter Narberth up the hill, take the first turning left before you get to Market Square and follow the one-way system onto Picton Place.





Floor Plan

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