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

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# Flat 3 Fern House
# Tenby
# SA70 7PR

## £130,000

Apartment
Leasehold - Share of Freehold

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A ground floor, one bedroom apartment close to Penally village and only a short walk from South Beach in Tenby. With open plan living area, double bedroom with en-suite shower room, allocated parking and access to a well-maintained communal garden, the property is suitable as a primary residence or investment property for long or holiday let.

Penally is a coastal village, approximately 1 mile from Tenby. The village is known for its Celtic Cross and the WWI Practice trenches on the headland leading to the award-winning Pembrokeshire Coast Path with the most spectacular scenery.

LOCK HOUSE C. 1750

The Property Ombudsman

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

RICS

- **Ground Floor Apartment**
- **Open Plan Living Area**
- **Central Village Location**
- **Allocated Parking Space**
- **One Double Bedroom**
- **Sea Views from Garden**
- **Communal Garden**
- **No Onward Chain!**

### Entrance Hall 5'10 x 4'0 (1.78m x 1.22m)

The building entrance has a range of original features, including decorative floor tiles. From the apartment's front door, there is a small step down into the hallway which has central heating radiator and ceiling light fitting.

### Living Room/Kitchen/Diner 19'10 x 19'09 max (6.05m x 6.02m max)

The living room is bright and sunny, with high ceilings, and four large sash windows facing out towards the village and the church. There is space for a dining table, sofa and chairs, with central heating radiator and ceiling light fitting.

The kitchen area has cupboard space, electric oven with gas hob and extractor, fridge, space for a washing machine, stainless steel sink, gas combi boiler and central heating radiator.

### Bedroom 14'11 x 8'10 max (4.55m x 2.69m max)

The Bedroom with ensuite shower room has central heating radiator, single-glazed sash window to the front of property, smoke alarm and ceiling light fitting, and a large storage closet.

### Shower Room 5'10 x 4'11 (1.78m x 1.50m)

The ensuite shower room comprises shower cubicle, close coupled toilet, pedestal wash hand basin, small radiator, ceiling light fitting and wall mounted mirror with light above.

### Externally

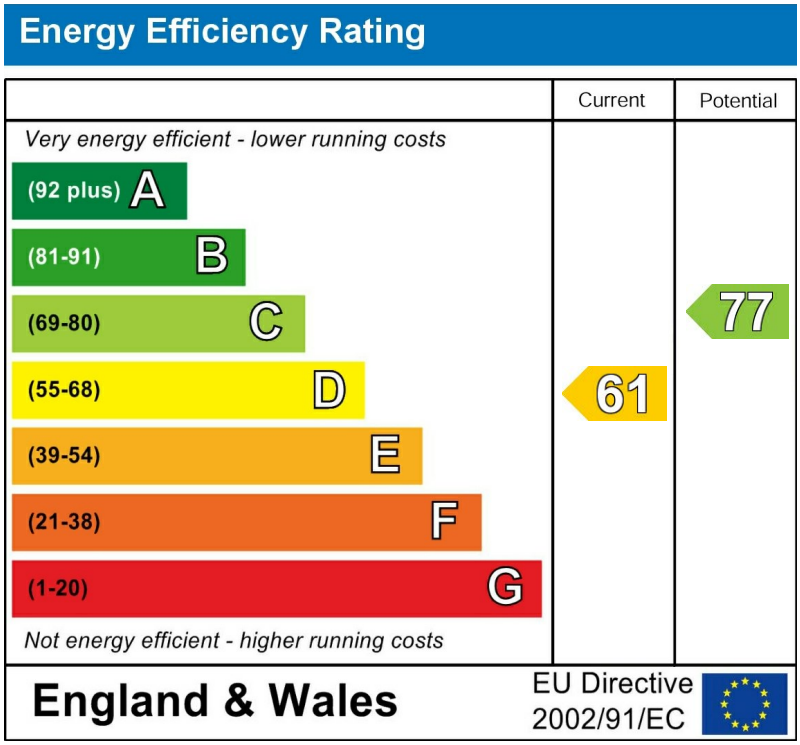
Outside is a large, tarmacked driveway with an allocated parking space. The apartment benefits from a communal garden, with laid to lawn and mature trees and plants, plus views across to Penally Headland.

### Please Note

The property is owned on a leasehold basis, with a 999-year lease term from 2023.
Pets allowed with Freeholder consent.
The current service charges for the period 01/04/2026 to 30/09/2026 are £956.25.
The Pembrokeshire County Council Tax Band is A - approximately £1436.93 for 2026/27.
We are advised that mains electric, gas, water and drainage is connected to the property.

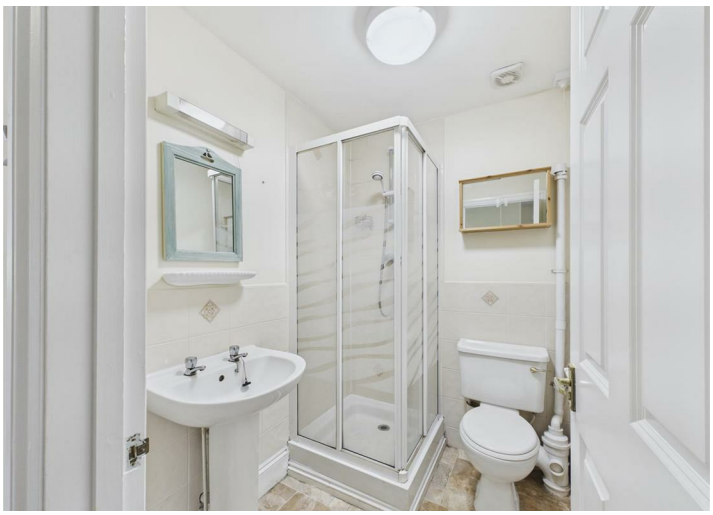


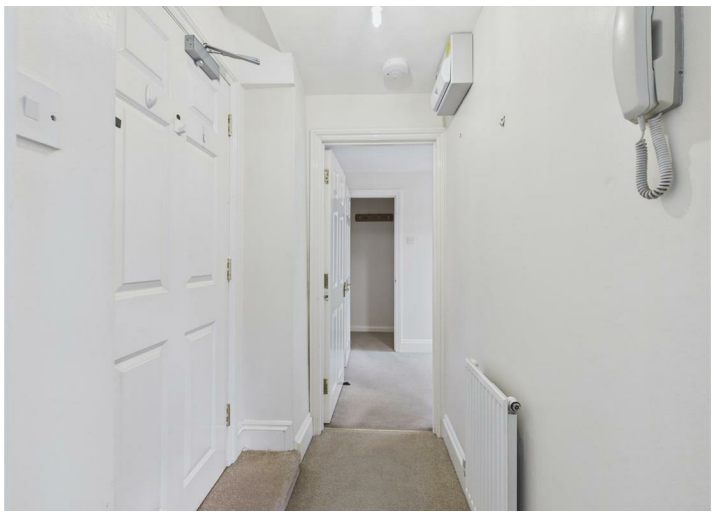

From our office head out of Tenby turning left into Marsh Road. Follow this road, passing Greenhill School and the Leisure Centre then turning right opposite Kiln Park Service Station. Drive through Penally Village and Fern House is located opposite the church and village green.



















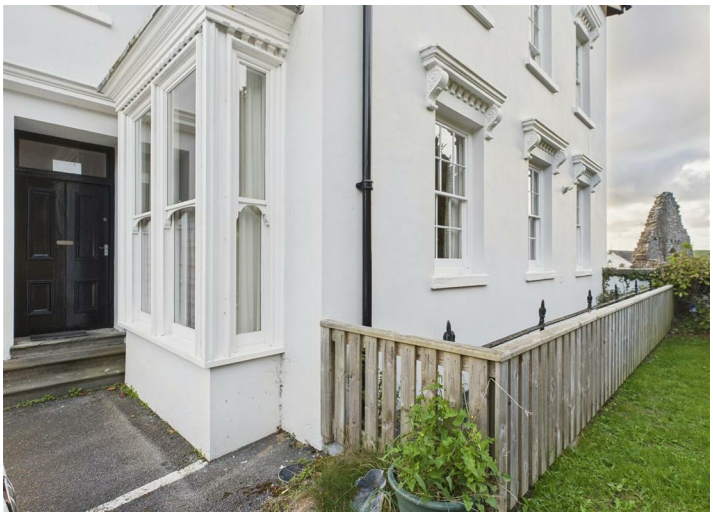






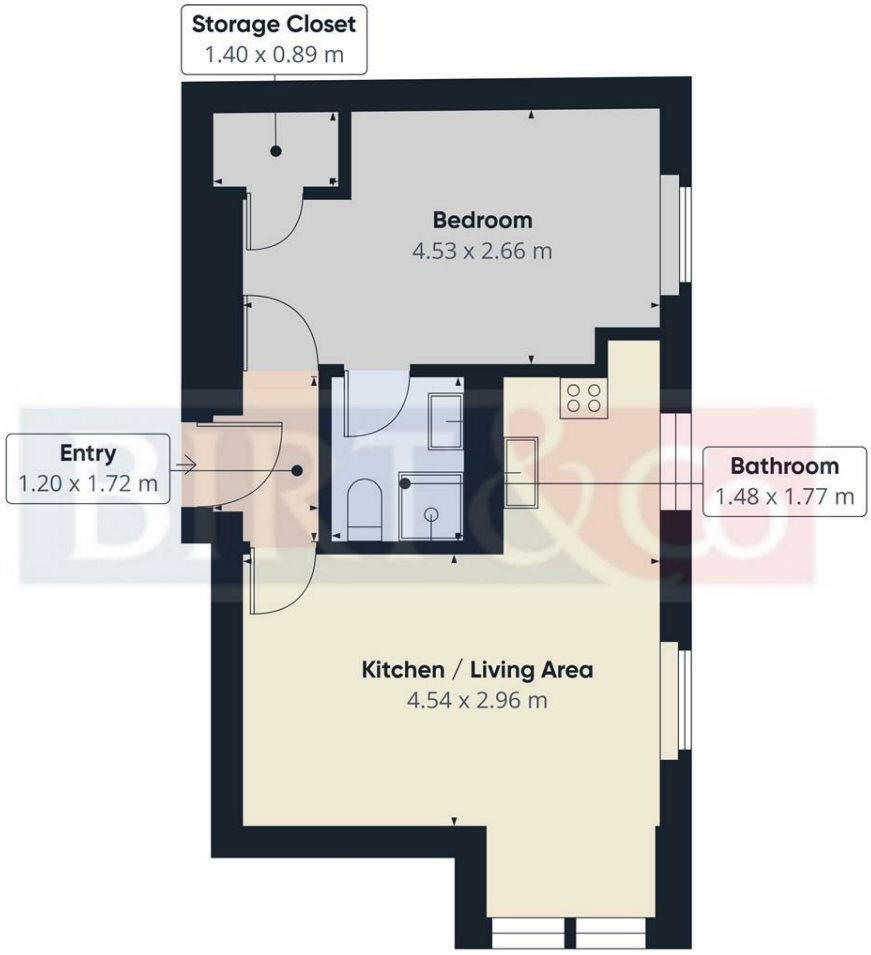



FERN
HOUSE





# Floor Plan




BIRT&Co

Approximate total area(1)
36.5 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.

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