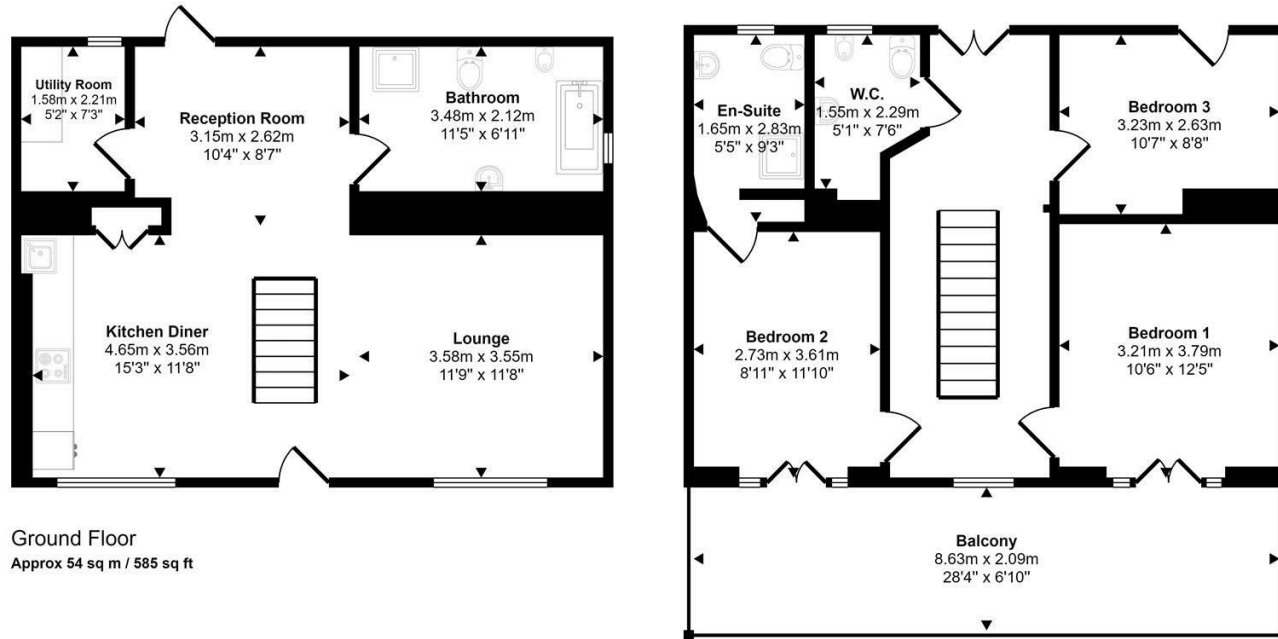


Approx Gross Internal Area
111 sq m / 1194 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Rock House Amroth, Narberth, Pembrokeshire, SA67 8NG

- Semi-Detached House
- Three Double Bedrooms
- Opening Plan Living
- Rear Garden
- Well Presented
- Balcony With Sea Views
- Contemporary Kitchen
- Family Bathroom
- Summerhouse
- EPC Rating: E

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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7AJ

Email: tenby@westwalesproperties.co.uk
Telephone: 01834 845584



£695,000

We Say...

We are excited to offer this well presented semi-detached coastal property, which boasts spectacular sea views over looking Amroth beach. Situated in a highly sort after location this dream coastal property would make the ideal family home, and also a great investment property.

The ground floor is designed for open plan living, with a living room with feature fireplace and working log burner, contemporary kitchen/diner with its own pantry, and an additional sitting area. There is also a family bathroom with free standing bathroom, waterfall shower and bidet, and a utility room. With solid wood flooring and exposed beams, there is character features throughout. The first floor provides three double bedrooms including master en-suite, a W/C, and a balcony which both bedroom one and two can access. The property has oil central heating and also benefits from a neutral decor.

Externally, to the front there is a terraced area which offers ample space for outside seating, so you can enjoy the beautiful sea views on your doorstep. There is also an additional patio area to the rear with steps leading up to the garden. The garden is in an elevated position and is mainly lawned with a log store, and summer house which also enjoys views across the Pembrokeshire coast.

Viewing is highly recommended to appreciate its beach side location and all the property has to offer!

Wisemans Bridge and Amroth are popular destinations for holidaymakers, with many seasonal shops, beaches, cafe's and public houses on offer, and only a short walk away. The Amroth/Wisemans Bridge area lies on the South Pembrokeshire Coastline and marks the beginning and end of the stunning 186 mile Coast Path Walk around the entire county. There are many popular attractions nearby, including Colby Woodland Gardens and Folly Farm Adventure Park and Zoo. A short drive will bring you to the popular seaside resorts of Tenby, Saundersfoot, Narberth.



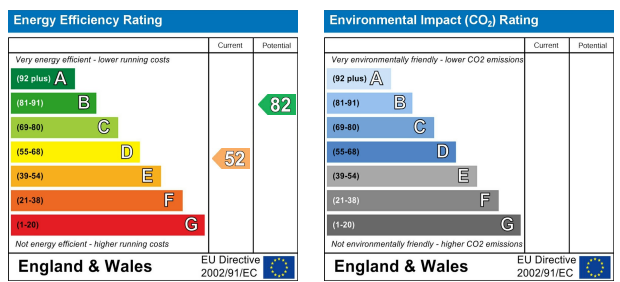
DIRECTIONS

From our Tenby Office, head out of Tenby towards Pentlepoir, then at the roundabout take the third exit onto the A477, then turn right towards Summerhill. From Summerhill take the left-hand turn down the hill towards Amroth. As you come along the beach front, continue past The Amroth Arms and the property is on your left hand side. What/Three/Words:///shallower.term.clips

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.
 TENURE: We are advised Freehold
 SERVICES: We have not checked or tested any of the services or appliances at the property.
 COUNCIL TAX: Band 'F'
 HEATING: Oil

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AERIAL VIEW



