

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.

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 'D'  
 HEATING: Gas

ref: LLT / LLE / 07 / 25  
 TAKEONOK/17/07/25/LLE

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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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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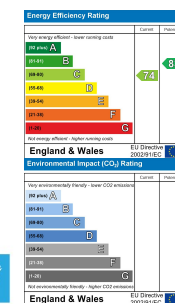


## 2 Cambrian Cottages Narberth Road, Tenby, Pembrokeshire, SA70 8HY

- Mid-Terrace Cottage
- Three Bedrooms
- Garage With Parking
- Garden With Rear Access
- Gas Central Heating
- Ideal Investment / First Time Buy
- Owned Solar Panels
- Walking Distance To Beach
- Outskirts Of Town
- EPC Rating: C

Price £280,000

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*The Agent that goes the Extra Mile*







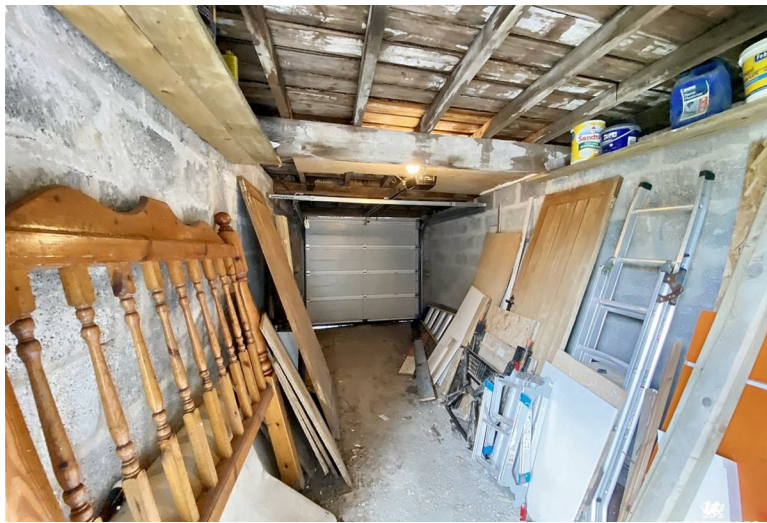
A brilliant opportunity to acquire a well presented mid-terrace cottage, located on the outskirts of Tenby town. Situated in a prime sought after location, the property is within walking distance to the idyllic sandy beaches of Tenby, and of course the iconic harbour. The property ideal for those seeking a characterful home, in a desirable setting. Whether you are a first time buyer, investor, or simply looking for your dream home on the Pembrokeshire coast, viewing is highly recommended!

On the ground floor, the entrance hall leads into the open plan living/dining room. A feature fireplace creates a warm and welcoming atmosphere, ideal for those cosy evenings relaxing with family and friends. At the heart of the home is the impressive country kitchen, which boasts a bespoke breakfast bar/island, solid oak worktop, and ceramic Belfast sink. Patio doors open into the garden, making it the ideal space for entertaining.

Upstairs, provides the family bathroom with a modern suite, two double bedrooms with feature character fireplaces, and a further single bedroom. The bedrooms to the front benefit from distance views over town. A loft ladder provides access to the boarded out loft room which is ideal for storage, and also offers natural light with two velux windows.

Externally, a low maintenance garden is situated to the rear, and provides rear access into the garage and parking space. Currently laid with astro turf, there is ample room for outside seating, where you can sit and enjoy the summer sun.

Tenby is a popular seaside resort with many shops, restaurants, amenities and its famous championship golf course. The beautiful coast and countryside of the Pembrokeshire Coast National Park provide further leisure and tourism opportunities, with many more sandy beaches within easy driving distance. Slightly further afield is the well known Pendine Sands and the Town of Carmarthen with its shopping precincts and Cinema, Main Line Railway Station and links to the M4.



## DIRECTIONS

From Tenby office proceed up the high street. Head over the mini roundabout, and take the A478 out of town. Just before the next roundabout, the property is located on the right hand side. The garage is located to the side of the houses, just off upper hill park. What/Three/Words:///abstracts.frame.outfit See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.