

Approx Gross Internal Area
171 sq m / 1843 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.

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.
TAX: Band 'D'

We would respectfully ask you to call our office before you view this property internally or externally.

JETH/LW/1306/okjeth

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
<https://www.facebook.com/westwalesproperties/>

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.

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

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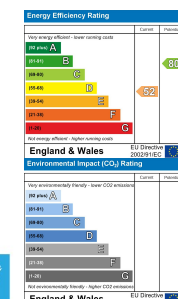


The Owls Clayford Road, Kilgetty, Pembrokeshire, SA68 0RR

- DETACHED
- APPROX. 0.75 ACRES
- SWEEPING DRIVEWAY
- PRIVATE DRAINAGE
- EPC E
- 5 BEDROOMS
- COUNTRYSIDE VIEWS
- DOUBLE GARAGE
- 1 BEDROOM ANNEX

Offers Over £450,000

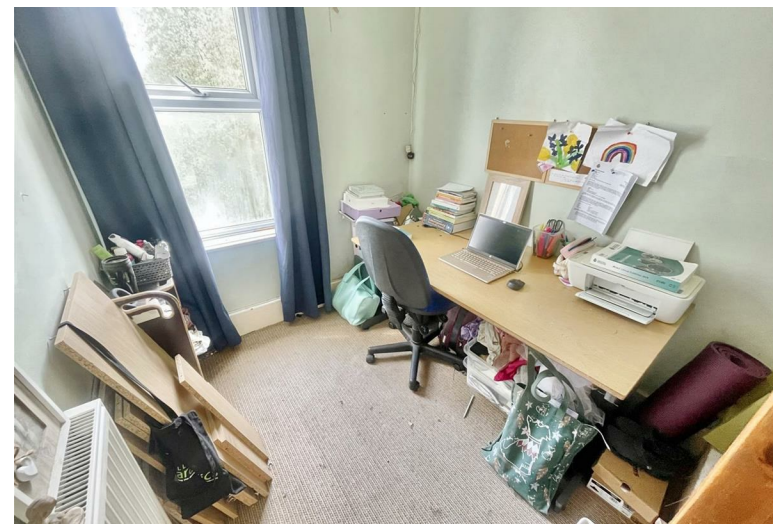
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The Agent that goes the Extra Mile



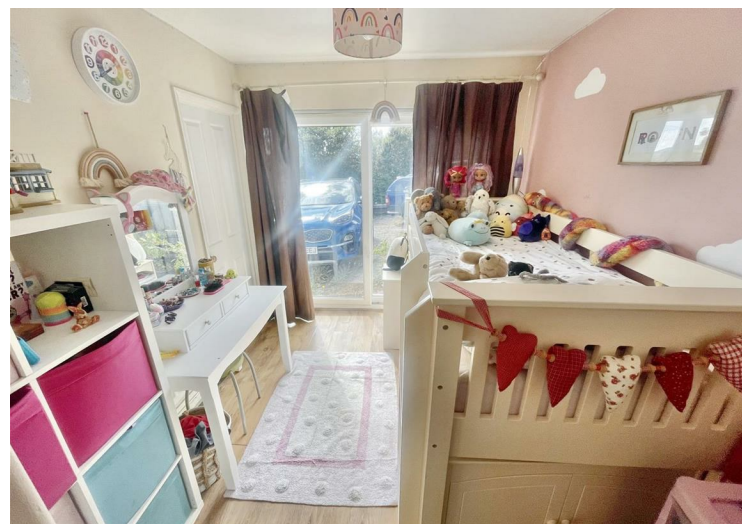
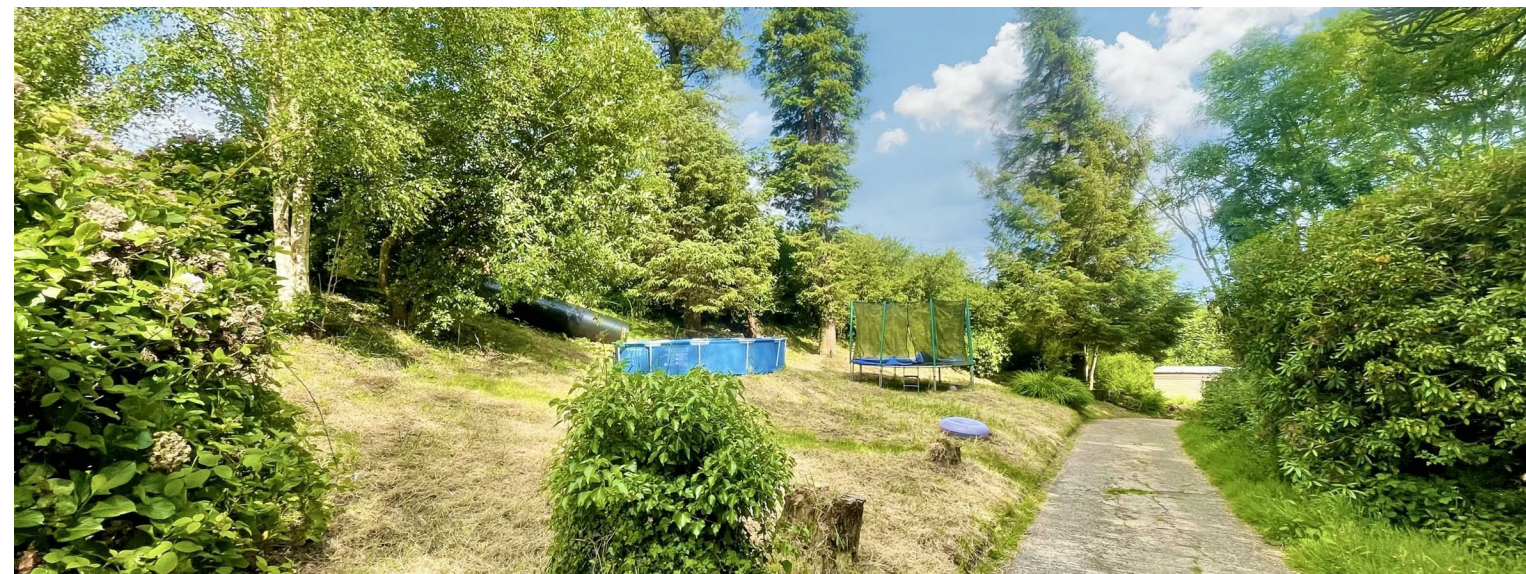
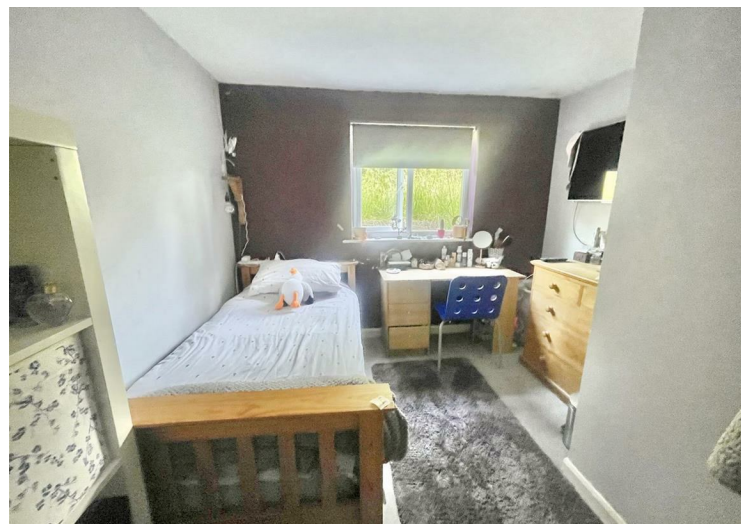


Boasting an elevated position on Clayford Road, This detached family home sits in approx 0.75 acres boasting amazing views over the valley. Comprising of five bedrooms and three reception rooms this dwelling offers versatile accommodation for all the family.

The ground floor accommodation comprises; entrance hallway, living room with character features. Kitchen/diner which is fitted with a range of units, separate utility. There is a further reception room with patio doors which leads to a further bedroom. The rear of the property provides a further hall way leading to an annex with vaulted ceilings currently being utilized as a lounge/diner complete with log burner. There is also a bedroom and shower room leading off this room. The second floor accommodates Two further double bedrooms and a single, which both provide ample storage space. There is also a family bathroom. The property benefits from double glazing and central heating which is ran from the main log burner in the lounge.

Externally the property sits in approx. 0.75 acres and benefits from a sweeping driveway up to the family home. There is a double garage with ample driveway parking for approx. four cars. The garden houses a lawned area, which provides ample space for outside fun with the family.

Moreton is within a short drive of the beautiful seaside town of Tenby, the village of Saundersfoot and the beaches of Amroth and Wisemans Bridge. Wisemans Bridge where the beach is the starting point of the 186 mile Pembrokeshire Coast Path. Nearby is Colby Woodland Gardens, owned by The National Trust. New Hedges is a village located in between Tenby and Saundersfoot. The village benefits from a mini market, public house, village hall and stunning beaches.



DIRECTIONS

DIRECTIONS: From our Tenby office proceed out of the town on the main road towards Kilgetty. You will see a turning on your left for Clayford Road. Continue down this road for approx. 600yds and the property can be found on the right hand side.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.