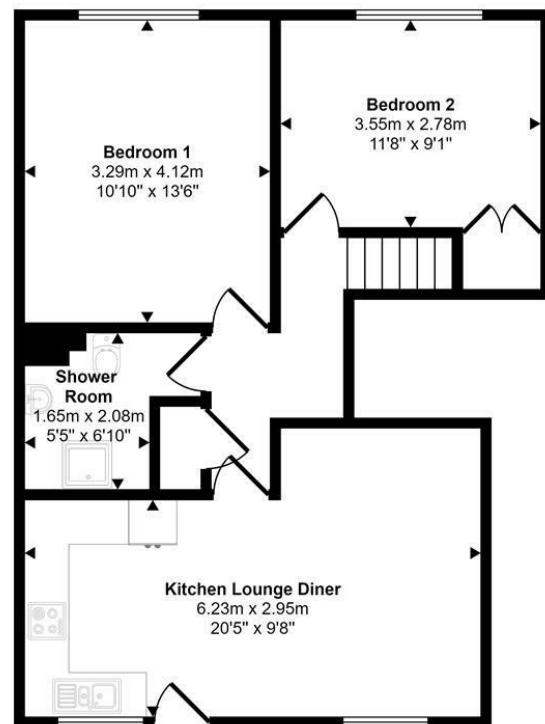


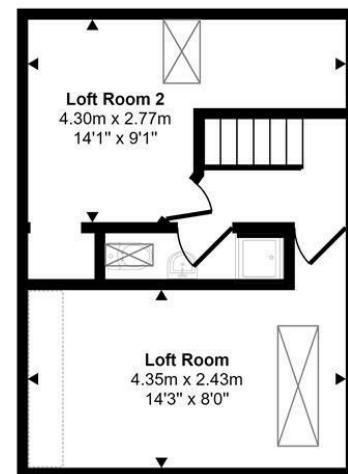
Approx Gross Internal Area  
84 sq m / 907 sq ft



Ground Floor  
Approx 58 sq m / 624 sq ft

Denotes head height below 1.5m

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.



First Floor  
Approx 26 sq m / 283 sq ft

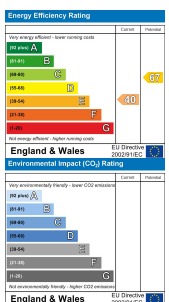


**Flat 4 Cartwheel, Amroth, Narberth, Pembrokeshire, SA67 8ND**

- Leasehold Property
- Two Double Bedrooms
- Two Loft Rooms
- Immaculately Presented
- Walking Distance to Beach
- Open Plan Kitchen/Living Room
- Two Bathrooms
- Off-Road Parking
- Ideal Investment Property
- EPC Rating E

**Offers In Excess Of £215,000**

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



VIEWING: By appointment only via the Agents.  
TENURE: We are advised Leasehold  
LENGTH OF LEASE: 999 years from Nov 1985  
ANNUAL GROUND RENT: £25  
GROUND RENT REVIEW PERIOD: N/A  
ANNUAL SERVICE CHARGE AMOUNT: £25 + 1/6 of any maintenance.  
SERVICE CHARGE REVIEW PERIOD: N/A

SERVICES: We have not checked or tested any of the services or appliances at the property.  
COUNCIL TAX: Band ' n/a '

ref: IRK / LLT / 05 / 23/takeonok

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

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ  
EMAIL: tenby@westwalesproperties.co.uk

TELEPHONE: 01834 845584



Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ  
EMAIL: tenby@westwalesproperties.co.uk TELEPHONE: 01834 845584

**The Agent that goes the Extra Mile**





This immaculately presented apartment is situated in Amroth, a coastal village just 10 miles outside of Tenby Town. Amroth Village provides multiple pubs/restaurants, a local village shop, cafe's and a beautiful beach with the Pembrokeshire Coastal path across to Wisemans Bridge, Saundersfoot and Tenby. The accommodation comprises; open plan kitchen/dining/living room fitted with a range of modern units and integrated appliances, two double bedrooms and a modern family bathroom. The first floor boasts two loft rooms and a further bathroom. To the rear of the property, accessed via a lane to the side of The Smugglers, there is a allocated parking space. The property is currently used as a holiday let, so would make an ideal investment property or a first time buy due it's great location, size and modern style.

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 and slightly further afield is Carmarthen, providing many high street shops and amenities and easy access to the M4 corridor.



#### 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 water front, on your left is The Smugglers, take the lane to the left of the restaurant to access the parking behind. The apartment is accessed via the front of the building and up steps up the right hand side. WHAT 3 WORDS - precluded / period / pitches

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.