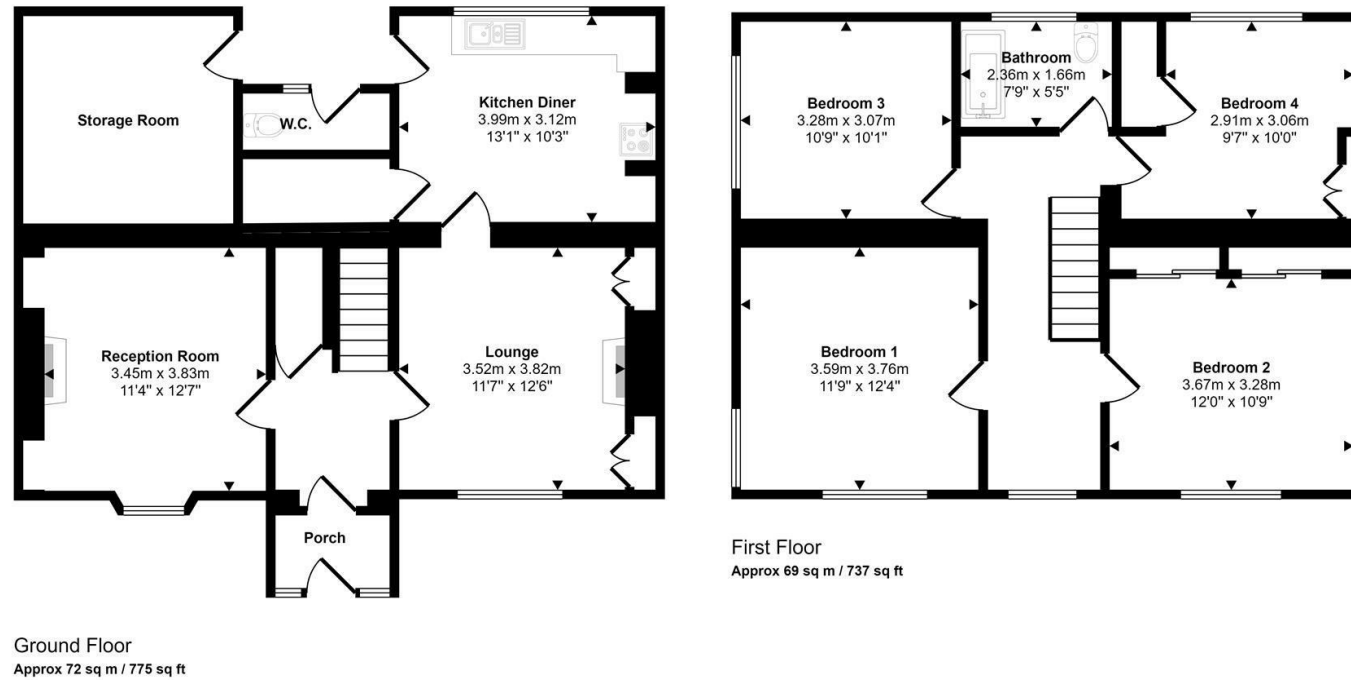


Approx Gross Internal Area  
140 sq m / 1512 sq ft



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.

COUNCIL TAX: Band 'F'

HEATING: Oil

ref: JETH/LLE/JUN/ 24/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

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](mailto:tenby@westwalesproperties.co.uk)

TELEPHONE: 01834 845584

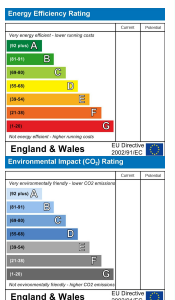


## Hill House Amroth, Narberth, Pembrokeshire, SA67 8NA

- Detached House With Sea Views
- In Need Of Modernisation
- Four Double Bedrooms
- Mature Tiered Gardens
- Oil Central Heating
- Prime Elevated Position
- Brilliant Investment Opportunity
- Two Reception Rooms
- Walking Distance To The Beach
- EPC Rating: tbc

Offers Around £375,000

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Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ

EMAIL: [tenby@westwalesproperties.co.uk](mailto:tenby@westwalesproperties.co.uk) TELEPHONE: 01834 845584

**The Agent that goes the Extra Mile**







A brilliant opportunity to acquire an ideal investment property in need of modernisation. Located in a prime elevated position in the hills of Amroth, the property boasts beautiful sea views overlooking the bay. With endless potential the property would make a fantastic family home, or ideal holiday home due to its highly sought after location. As you enter the property you are greeted by a porch which leads through into the hallway with storage cupboard. The ground floor accommodation comprises; two reception rooms, kitchen/diner, outside w/c and storage room. The first floor provides the family bathroom, and four double bedrooms, three of which enjoy those idyllic sea views. Viewing is highly recommended to appreciate its fantastic location!

Externally the property benefits from tiered mature gardens, which are home to a variety of flowers, plants, shrubs and trees. Truly a gardeners paradise. The garden is also perfect for enjoying the views and eating alfresco during those summer months. With a patio area there is also ample space for outside seating, where you can entertain all your friends and family after a long day at the beach. There is also a garage with the property which is located up the road.



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. Before you reach the sea front, the property will be on the right hand side.  
What/Three/Words:///taller.grid.gossiping

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