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COASTY
Property & Estates



1 Coed Mor , Amroth
Pembrokeshire SA67 8NF

Offers in the region of £375,000

!!!! NEW PRICE !!!! A modern link detached house set on the sea front in the seaside village of Amroth. 1 Coedmore is beautifully and unusually designed with wooden floors, it offers plenty of space for family gatherings. The large lounge with comfortable leather sofas has a lovely bay window which takes full advantage of its envious position - sit and watch the world go by or lie in bed in the 2 spacious double bedrooms and watch the waves break. A small enclosed paved patio to the front offers the perfect spot for an alfresco meal overlooking the sea.

Within walking distance of all the pubs, restaurants, cafes and shops and with the sandy beach only yards from your door what more could you need. For those who wish to venture further, Saundersfoot is within walking distance and the attractions of Tenby are only a 10 minute drive away.



Entrance Hall

5'11" x 5'10" (1.80m x 1.78m)

With tiled flooring, wooden half glazed front door, and glazed wooden door leading into lounge.

Lounge

22'8" x 15'8" (widest point) (6.91m x 4.78m (widest point))

L shaped lounge, with oak wooden flooring. bay windows to the front with panoramic views of the sea and Amroth beach. Underfloor heating, glazed door into kitchen.

Internal hallway

Glazed door from lounge leading into hallway with downstairs cloakroom, with w/c, pedestal wash hand basin, cupboard containing water tank with immersion heater for back up hot water.

Second Lounge

25'4" x 12'7" (7.72m x 3.84m)

Wooden half glazed door to side of property, 2 double glazed windows to side, underfloor heating.

Kitchen/diner

14'6" x 12'0" (4.42m x 3.66m)

Tiled flooring, with a range of cream wood effect wall and base units, with tiled splashbacks, Neff electric double oven and hob with extractor fan, wooden effect worktops, 1 1/2 stainless steel sink with drainer, space for a fridge/freezer, double glazed window to the front of the property with magnificent sea views.

Utility room

12'1" x 6'4" (3.68m x 1.93m)

Tiled flooring, range of cream base and wall units, single stainless steel sink and drainer, wooden effect worktops and tiled splashbacks, and housing a Worcester boiler, space for washing machine and tumble drier, half glazed wooden door to rear.

Staircase

Wooden staircase leading to first floor, under stairs storage.

Master bedroom

18'3" x 8'10" (5.56m x 2.69m)

Carpeted . with radiator, two double glazed windows to the front taking advantage of the fabulous beach and sea views over Amroth bay.

Master bedroom en-suite

9'7" x 3'11" (2.92m x 1.19m)

Tiled flooring, with w/c, pedestal wash hand basin, fully tiled walls, with separate shower cubicle, radiator, double glazed window to rear.

Bedroom 2

13'2" x 12'4" (4.01m x 3.76m)

Carpet flooring, double glazed window to front with panoramic views over Amroth beach and bay.

Bedroom 3

17'9" x 8'4" (5.41m x 2.54m)

Carpet flooring, radiator, large feature window to side of property.

Bedroom 4

12'6" x 7'4" (3.81m x 2.24m)

Carpet flooring, velux window to side of property, sloping ceilings.

Landing

Landing with storage cupboard.

Family bathroom

7'9" x 7'7" (2.36m x 2.31m)

Tiled flooring, with pedestal wash hand basin, wall light with shaver point over, panelled bath with handles, shower glass screen over bath, with shower over bath, velux window to side. sloping ceilings.

