THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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 'E'
HEATING: Oil

ref: ADD/ LLE / JAN/ 26
TAKEONOK/03/01/26/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,

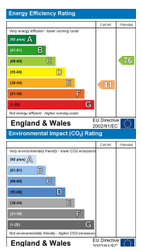
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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

01834 845584
www.westwalesproperties.co.uk

Weighbridge House Moreton, Saundersfoot, SA69 9DU

- **Substantial Detached House**
- **Ideal Family Home**
- **Utility Room**
- **Close to Tenby and Saundersfoot**
- **Well Presented**
- **Five Bedrooms**
- **Village Location**
- **Sun Room**
- **Oil Central Heating**
- **EPC Rating: E**



£325,000

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

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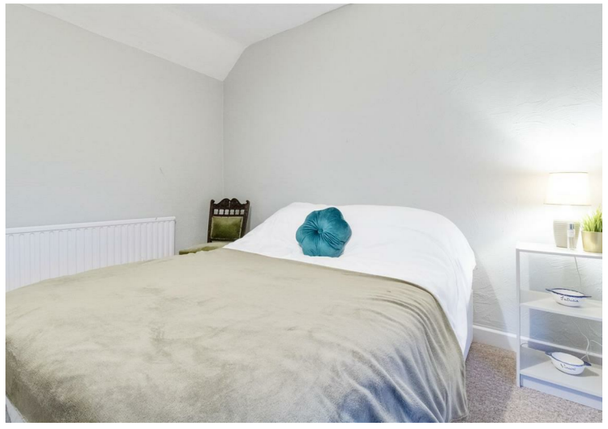
The Agent that goes the Extra Mile



A great opportunity to acquire a substantial five bedroom detached house, located close to the popular coastal resorts of Tenby and Saundersfoot. Offering versatility throughout, the property would make the ideal family home or investment property. Newly decorated by the current vendors, this well presented family home really is a must see!

Designed with modern living in mind, the property boasts a stylish decor throughout. The ground floor accommodation comprises; a living/dining room with log burning stove, a modern kitchen fitted with a range of appliances and marble effect worktops, a sunroom with utility room, and the fifth bedroom which could also be utilised as a second reception room. The first floor provides; a family bathroom, and four double bedrooms. The property benefits from UPVC double glazing and oil central heating.

Externally, the property boasts gorgeous mature gardens to the rear, ideal for those with pets or children. Great for any keen gardener, there is also a garden shed. A patio area also provides space for outside seating, perfect for dining al fresco during those summer months. The property also benefits from off road parking.

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.
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 excellent links to the M4 and the East.

Saundersfoot also provides easy access to 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

From our Tenby office proceed out of the town on the main road towards Kilgetty. On your right there will be a sign for Moreton Caravan Park, the property will be on your right hand side.
What/Three/Words:///flippers.reckoned.left

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