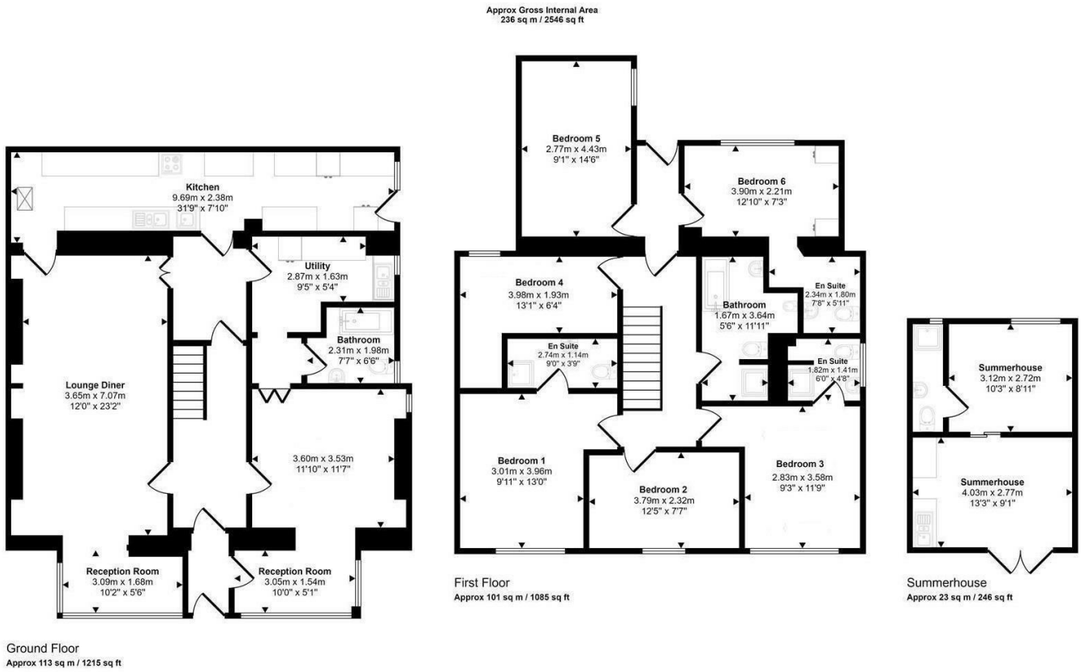


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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 ' E '

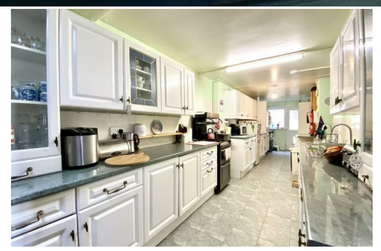
ref: IRK / HC / 05 / 23/takeonok
FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

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

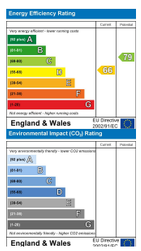
Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk
TELEPHONE: 01834 845584

01834 845584
www.westwalesproperties.co.uk



Beach Haven Amroth, Narberth, Pembrokeshire, SA67 8NG

- Semi Detached House
- Open Plan Living/Dining Room
- Seven Bedrooms, Ideal For B&B
- Summerhouse
- Development Opportunity STP
- Beautiful Sea Views
- Potential For Self Contained Annexe
- Five Bathrooms
- Village Location
- EPC Rating D



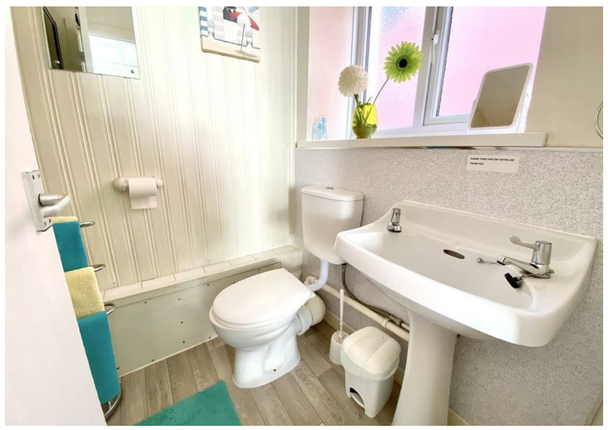
Price £600,000

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

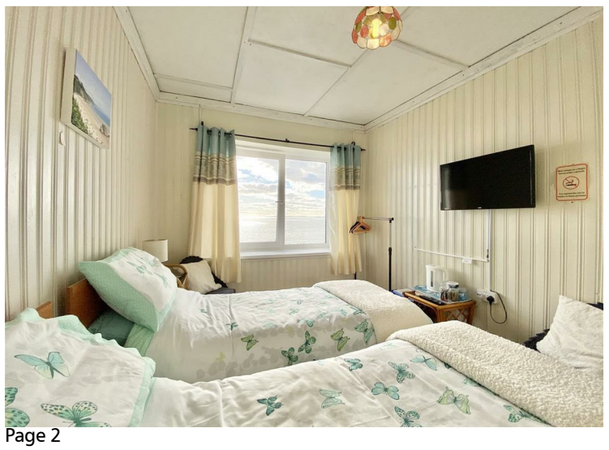
The Agent that goes the Extra Mile

Beach Haven a is semi-detached house boasting idyllic sea views overlooking Amroth Beach. The property which is in need of slight modernisation, comprises of entrance porch and hallway, open plan living/dining room with a reception/cwtch area to the front. The kitchen which is fitted with a range of units, also benefits from side access. The ground floor provides flexible accommodation with a self contained annexe, with a double bedroom (which could also be utilised as an additional reception room), kitchenette, bathroom and a sitting area to the front benefitting from the sea views. There is an option for this area to also be used as part of the main house to provide further living space for the family. The first floor provides the family bathroom and six bedrooms in total, three with en-suites. Two of the en-suite bedrooms boast uninterrupted sea views looking as far over as Tenby. The property has the added benefit of solar panels which supplies electricity to the property. The current vendor has used two of the bedrooms at the front of the property, boasting sea views for Airbnb through the summer holidays, making the property an ideal investment which can be developed further.



Accessed via the first floor, the garden is sloped with a path leading up to the summerhouse is a self contained unit which has a kitchenette, bedroom and bathroom in with views over the house to the beach. The garden is mainly laid to lawn, with a variety of plants, trees and shrubbery providing multiple areas to capture the view.

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.



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 beach front, continue past The Amroth Arms and the property is the fourth property on your left denoted by our For Sale board. WHAT 3 WORDS - wobbling / office / boards

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