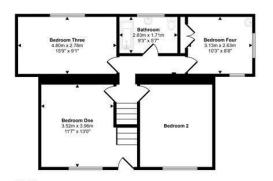


Ground Floor Approx 109 sq m / 1169 sq ft



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 N/A

ref: IRK / LLT / 01 / 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

01834 845584 www.westwalesproperties.co.uk











The Hawthorns Stepaside, Narberth, Pembrokeshire, SA67 8NY

- Detached House
- Self Contained Unit
- Development Potential
- **Outdoor Swimming Pool & Outhouse**
- Walking Distance to Beach

- Two Reception Rooms
- Six Bedrooms
- Approx. 0.5 acres
- Ample Driveway Parking
- EPC Rating G



Offers In Excess Of £375,000

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



TELEPHONE: 01834 845584

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ EMAIL: tenby@westwalesproperties.co.uk TELEPHONE: 01834 845584 30 Years

The Agent that goes the Extra Mile





















An opportunity to purchase this detached house, sitting in approx 0.5 acres in the sought after location of Pleasant Valley, Stepaside with a vareity of beaches such as Wisemans Bridge, Saundersfoot and Amroth all within 2 miles of your doorstep. The accommodation, in need of renovation is over three floors. The ground floor boasts; entrance porch, living room, dining room, kitchen fitted with a range of units leading through to the utility room providing rear access. The ground floor provides a self contained unit, with two bedrooms, a kitchenette and bathroom with its own access to the rear. The first floor boasts four double bedrooms, one with a balcony overlooking the country views beyond and access to the loft room. The property has great potential to be a wonderful family home.

Externally, there is a driveway providing ample off-road parking from the road down to the property. The garden, which borders a nearby stream has a variety of trees and shrubbery boasting an outdoor swimming pool alongside a stone outbuilding with a sitting room and kitchenette within. The garden provides access to a public footpath, which leads directly to the idyllic Wisemans Bridge beach.

Pleasant Valley is a beautiful wooded valley in Stepaside, near the Amroth/Wisemans Bridge area which lies on the South Pembrokeshire Coastline at the start of the stunning 186 mile Pembrokeshire Coast Path. The property is just a 20 minute walk along the coast to Saundersfoot. The seaside village of Amroth itself is a popular destination for holiday makers, with many seasonal shops, cafe's and public houses on offer. There are many popular attractions nearby, including Colby Woodland Gardens and Amroth Castle. A short drive will bring you to the popular seaside resort of Tenby, and slightly further afield is Carmarthen, providing many high street shops and amenities, and easy access to the M4 corridor.



DIRECTIONS

From the Tenby Office, head out of town towards New Hedges. At the roundabout take the first exit towards Pentlepoir and continue towards Kilgetty. At the Kilgetty roundabout take the third exit onto the A477. Take the next right turning into Stepaside, then take the next left turning. Continue on this road past the chapel and the property can be found further down on the right hand side denoted by our For Sale board. WHAT 3 WORDS - statement / wanting / beaten

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