

Ground Floor

First Floor

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 '

PLEASE NOTE - We are advised this property is served by private drainage.

ref: IRK / LLT / 09 / 22/takeonk

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

TELEPHONE: 01834 845584

01834 845584  
[www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk)

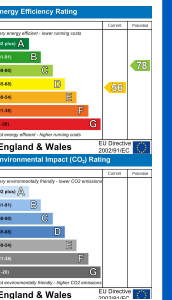


## September Cottage Holloway Hill, Penally, Tenby, Pembrokeshire, SA70 7RJ

- Detached House
- Two Reception Rooms
- Master with En-Suite
- Sought After Location
- Rear Garden
- Character Features
- Three Bedrooms
- Country Views
- Garage
- EPC Rating D

**Offers In The Region Of £400,000**

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**The Agent that goes the Extra Mile**







This well presented character cottage is situated in the sought after area of Penally, sitting on the edge of Tenby Town boasting idyllic beaches, shops, cafe's and boutiques. The accommodation comprises; entrance porch with a small arched window looking through to the staircase with doors to the living and dining room, living room with dual aspect windows and log burner, dining room with original bread oven/fireplace, oak flooring and views over the front garden, kitchen fitted with a range of modern units with a Neff double oven, hob, dishwasher and fridge and a utility area with plumbing for a washing machine. The first floor provides the master bedroom with an en-suite shower room, one further double bedroom both benefitting from views looking towards Tenby and built in wardrobes, one single bedroom with views over the garden and countryside and family bathroom with a separate bath and walk in shower finished with a modern style. The home benefits from oil central heating and double glazing throughout.

Externally, to the front of the property there is a lawned area leading up to the front door which leads around to the side of the property where there is a garage/workshop and parking for two vehicles. The rear garden is laid over multiple levels, with a seating area to the lower level with a path going up alongside an old stone wall and pond. The top level is mainly laid to lawn, with a second gravelled seating. The garden provides a variety of trees including David Austen roses, apple trees, plants and shrubbery. On a clear day, you can see Tenby in the distance and slight sea views.

The property still holds many character features such as beamed ceilings, an inglenook fireplace and the original kitchen bread oven & fire. Viewing is highly recommended to appreciate the character, location and finish of this wonderful family home. This property has the potential to be a holiday let, due to its ideal location in the seaside resort of Tenby.



### DIRECTIONS

Leaving the Tenby Office take the road out of town onto Marsh Road and follow the road along passing Greenhill School and Tenby Leisure Centre on your right. Head out of the 30mph speed limit and take the right hand turning towards Penally opposite the entrance to Kiln Park Caravan Site and the petrol station. Continue past Penally Grange then turn right onto The Ridgeway. Follow this road, before you bear right up the sharp bend, the property is the last on your right. What3Words reference: petted.daylight.presumes

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