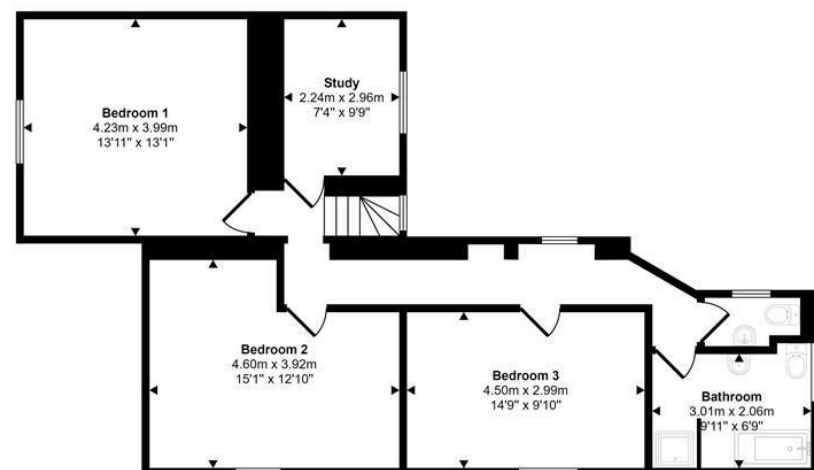




Ground Floor



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 ' F '

ref: IRK / LLT / 11 / 22takeonok

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

TELEPHONE: 01834 845584

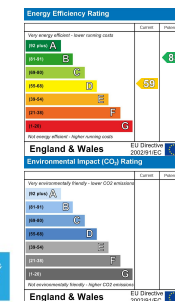


## Hill Cottage Heywood Lane, Tenby, Pembrokeshire, SA70 8BG

- Detached House
- Modern Kitchen
- Four Bedrooms
- Driveway Parking
- Immaculately Presented
- Two Reception Rooms
- Utility Room with WC
- Side & Rear Garden
- Walking Distance to Beach
- EPC Rating D

**Offers In Excess Of £400,000**

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**The Agent that goes the Extra Mile**







This immaculately presented house is situated within walking distance to Tenby Town, boasting a variety of Shops, Cafe's and idyllic beaches. The accommodation comprises; entrance hall, sitting room and living room both with double doors out to the garden, kitchen fitted with a range of modern units and a central island leading into the utility room and WC with access to the rear courtyard. The first floor boasts three double bedrooms, one further bedroom which is currently used as an office, a family bathroom with separate bath and shower and a toilet. The property has character features and benefits from a neutral decor throughout.

Externally, to the rear of the property there is an enclosed courtyard with original stone walls and space for a free standing shed. To the side of the property, the garden is split over three levels, the first being a raised paved patio overlooking the garden and is accessible via the two reception rooms or the courtyard. The middle tier is mainly laid to lawn, with a footpath down the sides and though the centre which leads down to the off road parking for up to two cars. Viewing is highly recommended to appreciate the size and style of this wonderful family home in the heart of Tenby.

Tenby is a popular seaside resort with many shops, restaurants, amenities and its famous championship golf course. The beautiful coast and countryside of the Pembrokeshire Coast National Park provide further leisure and tourism opportunities, with many more sandy beaches within easy driving distance. 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.



#### DIRECTIONS

From the Tenby Office, head out of town on Greenhill Road and at the roundabout take the second exit onto Heywood Lane. Go past the Co-op and take the first left and the property is the first on your left.

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