

VIEWING: By appointment only via the Agents.

TENURE: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Electric, Mains Water, Mains drainage.

HEATING: Gas

TAX: Band D

We would respectfully ask you to call our office before you view this property internally or externally

ADD/ESL/08/25/DRAFT

FACEBOOK & TWITTER

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<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.

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

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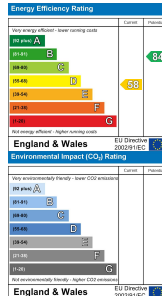


7 Brookside, Amroth, Narberth, Pembrokeshire, SA67 8NQ

- Terraced House
- Very Well Presented
- Master Bedroom With Dressing Room And En-Suite
- Sought After Coastal Village
- Gas Central Heating
- Three Bedrooms
- Two Reception Rooms
- Walking Distance To Beach
- Garden To Rear
- EPC Rating: D

£280,000

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The Agent that goes the Extra Mile



This very well presented semi detached house is situated in the popular village of Amroth, with the beach and village centre within easy walking distance from the front door and access to the Pembrokeshire Coastal Path leading you direct to Saundersfoot and Tenby. The accommodation comprises of an entrance hall, living room with a central fireplace, a further sitting room, kitchen fitted with a range of units. The first floor boasts three bedrooms - the master bedroom boasts a dressing room and en-suite shower room, and a family bathroom which is fitted with a modern suite. The two front facing bedrooms enjoy partial sea views to the East.

Externally, to the front of the property there is on street parking facilities with steps leading up, past the walled front garden. The garden is tiered and laid over three levels. The first two levels are mainly laid to lawn with a variety of plants and shrubbery bordering.

The property is in a great decorative order boasting neutral tones and modern comforts. Viewing is highly recommended!

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. A short drive will bring you to the popular seaside resorts of Tenby, Saundersfoot, Narberth.



DIRECTIONS

From Summerhill take the right-hand turn down the hill towards Amroth. On reaching the village proceed until outreach the seafront. Follow signs to the car park and when you reach the car park continue on the road past the entrance, and the property will be found at the end of this road. What3Words:///react.enlighten.whimpered

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