



Elidir Cottage , Amroth, Narberth, SA67 8PR

Offers In The Region Of £360,000

Elidir Cottage is a delightful period cottage situated in the pretty coastal village of Amroth. Previously utilized as a holiday letting cottage, the property has excellent income potential but would also make a delightful family home in a stunning location.

The property briefly comprises, entrance hallway/lobby, kitchen, dining room and a good sized sitting room on the ground floor with three double bedrooms and a family bathroom on the first floor. The property boasts a good sized garden of well established trees and shrubs, that has the benefit of both a brick built Summer house and Greenhouse. From the first floor windows the property has the added advantage of delightful Sea views.

Situation

Elidir Cottage lies on the local road that links the A487 at Llanteg to the popular coastal village of Amroth that signifies the start (or perhaps the finish) of the Long Distance Coastal Footpath that meanders its way around the stunning Pembrokeshire coastline for some 183 miles or so before emerging on the banks on the banks of the River Teify at St Dogmaels in the north. The property lies within the Pembrokeshire Coast National Park which is a popular year round holiday destination.

Amroth itself is a relatively unspoilt coastal village which offers local services with a petrol station and convenience store also closeby at Llanteg. The large village of Kilgetty which benefits from further local services is also within easy reach as are the coastal resorts of Saundersfoot and Tenby and the charming town of Narberth with its range of specialist shops, cafes, etc.

The A487 provides an excellent road link via the A40 and A48 dual carriageways to the M4 in the east and leads to the ferry port of Pembroke Dock some 15 miles or so to the west.

Rear Hallway and lobby 8'10" x 4'11" (2.69m x 1.50m)



Entered via hardwood glazed door, with hardwood unit housing washing machine , tiled flooring throughout, velux sky light window and radiator door to

Shower room 6'1" x 4'7" (1.85m x 1.40m)



With Shower cubicle housing Redring electric shower, Wash hand basin and W.C. tiled flooring throughout. with Velux sky light window

Kitchen 11'10" x 7'6" (3.58m x 2.29m)



With Window to the rear, stainless steel sink unit, fitted base and wall units with hard wood work top, space for dish washer, integrated electric cooker and hob with extractor fan over, hard wood flooring throughout

Family Room/Dining Room 11'9" x 10' (3.58m x 3.05m)



With window to the fore, 2 x up wall lights, radiator and hard wood flooring throughout

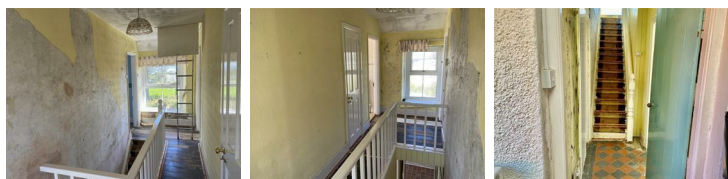
Sitting Room 18'4" x 13'10" (5.59m x 4.22m)



With uPVC door to front porch, part tiled flooring, feature

stone built fireplace, 2 X ceiling lights, double aspect windows to the fore and side, door to rear hallway.

Stairs to first floor and landing 18'3" x 4'11" (5.56m x 1.50m)



Hard wood stair case to first floor landing, the landing has access doors to all first floor rooms and an airing cupboard. With windows to the fore and rear.

Bedroom 1 12' x 10'4" (3.66m x 3.05m'1.22m)



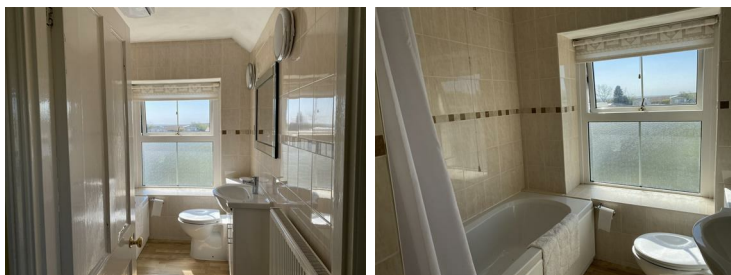
With window to the fore, radiator, hardwood flooring throughout

Bedroom 2 10'11" x 8'5" (3.33m x 2.57m)



With window to the fore, radiator hardwood flooring throughout

Family Bathroom 8'3" x 6'6" (2.51m x 1.98m)



With window to the side, Bath with shower over, wash hand basin and W.C. fully tiled walls, radiator, electric heated towel rail, laminate flooring throughout

Bedroom 3 12'x 7'6" (3.66mx 2.29m)



With window to the side, double fronted storage cupboard housing emersion tank, hard wood floor and radiator.

Externally



The property is approached over a private drive way with off road parking and a Garage, the garden at the front and side of the property is laid to lawn with well established borders of trees and shrubs, there is a brick built Garden house which could be utilised as additional accommodation (subject to planning) there is also a Greenhouse.

Directions

From the A487 at Llanteg proceed towards the village of Amroth and after approximately a mile or so Elidir Cottage can be seen on the right hand side as indicated by our sale board.

Services

We understand the property has the benefit of mains water and electricity ,with oil fired central heating and private drainage.

TENURE:

The property is Freehold of tenure with vacant possession upon completion.

LOCAL AUTHORITY

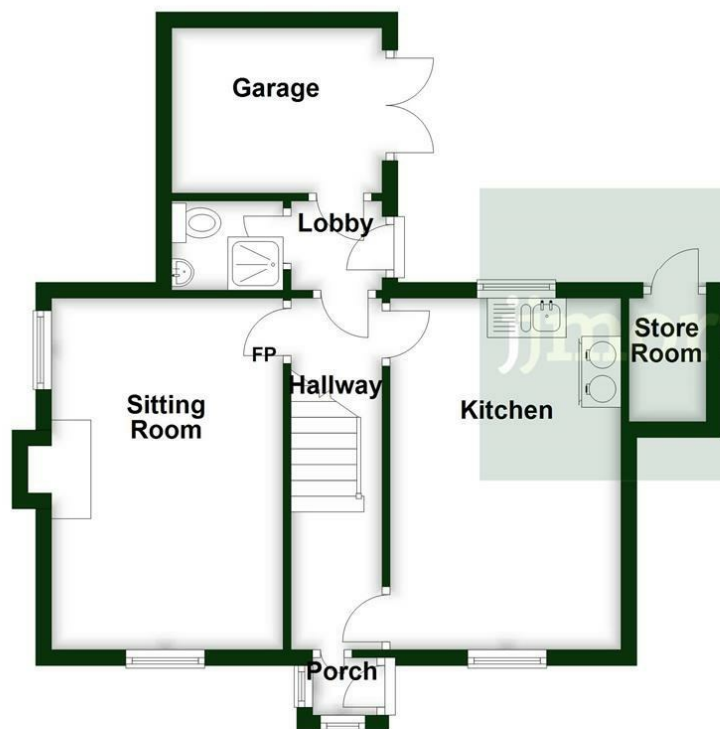
Pembrokeshire County Council, County Hall,
Haverfordwest, Pembrokeshire SA61 1TP - Tel: 01437
764551

Pembrokeshire Coast National Park, Llannion House,
Pembroke Dock, Pembrokeshire SA72 6DY - Tel: 01646
624800

Council Tax Band E
£1,813.78 2021/2022

Floor Plan

Ground Floor

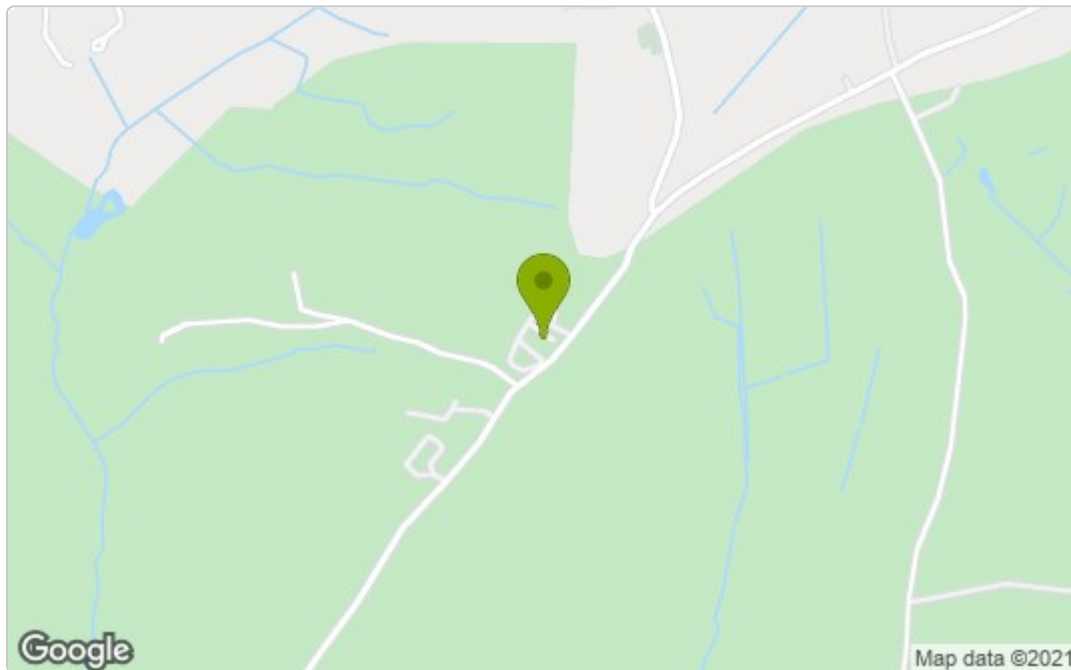


First Floor



Scale 1:100
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

5 High Street, Cardigan,
Ceredigion, SA43 1HJ
T: 01239 612 343
E: cardigan@jjmorris.com

21 West Street, Fishguard
Pembrokeshire, SA65 9AL
T: 01348 873 836
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest
Pembrokeshire, SA61 2LX
T: 01437 760 440
E: haverfordwest@jjmorris.com

Hill House, Narberth,
Pembrokeshire, SA67 7AR
T: 01834 860 260
E: narberth@jjmorris.com