

**Ground Floor**



**First Floor**



**Capel Swn y Mor Amroth, Narberth, Pembrokeshire, SA67 8NG**

- Detached House
- Amazing Sea Views
- Successful Holiday Let
- Beautiful Presented
- Under Floor Heating
- Three Bedrooms
- Open Plan Living Area
- Off Road Parking
- Two Bathrooms
- EPC Rating N/A

Energy Efficiency Rating	
Energy Efficiency Rating	72
Environmental Impact (CO <sub>2</sub> ) Rating	72

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

**Offers In Excess Of £650,000**

Property House, 12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP  
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**We Say...**

Capel Swn y Mor is a stunning conversion of a Victorian chapel set right on the seafront at Amroth with the beach across the road and magnificent views over the beach and Carmarthen Bay.

Set over two floors, the layout of the property briefly comprises, Open Plan Lounge/Kitchen/Dining Area, Shower Room, Three Bedrooms and a Family Bathroom.

Externally the property provides off road parking to the front, to the rear of the property there are steps leading up to a lawn garden where you can enjoy the amazing sea views, the graveyard to the rear is still active and is currently maintained by the current vendors. The property boasts a neutral decoration and modern facilities, and is served by UPVC double glazing, under floor heating throughout and the bedrooms are equipped with electric heaters.



**LOCATION**

Wisemans Bridge and Amroth are popular destinations for holiday makers, with many seasonal shops, beaches, cafe's and public houses on offer, 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 Garden and Folly Farm Adventure Park and Zoo. A short drive will bring you to the popular seaside resorts of Tenby and Saundersfoot and slightly further afield is Carmarthen, providing many high street shops and amenities and easy access to the M4 corridor.

**GENERAL INFORMATION**

View: By appointment with the Agents  
Services: We have not checked or tested any of the Services or Appliances  
Tenure: We are advised Freehold  
Tax: Band

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

IRK/NNC/04/21/OK/NNC/OK

Any plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. Dimensions are approximate. DO NOT SCALE.

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.

**LOCATION AERIAL VIEW**



**WEST WALES FINEST OFFICE**



**Come On In...**

A flight of steps lead up to the entrance, step into the tiled light and airy open plan living space furnished in a contemporary, yet comfortable style The original, tall arched windows have been restored to really maximise the view, French doors lead out to a balcony where you can dine al fresco while you gaze out to sea and enjoy the beautiful views. The kitchen is equipped with Electric Aga, 6 ring ceramic hob with 3 ovens and a grill, microwave, fridge, freezer, a dishwasher and under floor heating throughout.

Open tread stairs lead up to the galleried landing, bedrooms and bathroom above with restored original beams and wooden floors adding to the character, the 2 double bedrooms both have stunning views overlooking the water, Electric heating are provided in each bedrooms and in the bathrooms there is under floor heating, All Velux roof lights are operated by remote control.

If you can bear to leave the balcony there is a selection of pubs, cafes and restaurants within walking distance and a seasonal shop along the seafront in Amroth.



