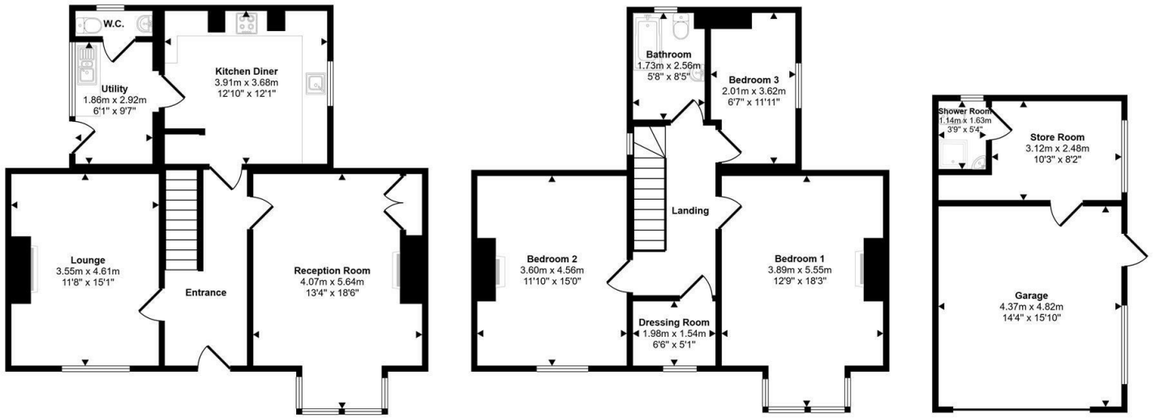
Approx Gross Internal Area
166 sq m / 1786 sq ft



Ground Floor
Approx 72 sq m / 772 sq ft

First Floor
Approx 62 sq m / 664 sq ft

Outbuilding
Approx 32 sq m / 350 sq ft

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: 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: Oil
TAX: Band D

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

AMA/ESL/06/26/OKAMA

FACEBOOK & TWITTER
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.
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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk
TELEPHONE: 01437 762626

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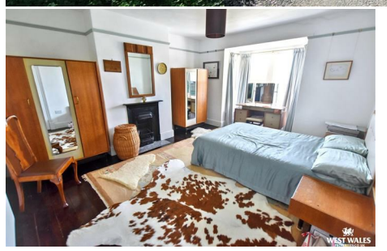
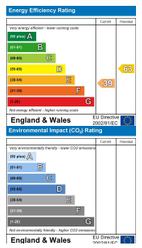
www.westwalesproperties.co.uk



Gilberts Park Clarbeston Road, Pembrokeshire, SA63 4UN

- **Detached House With Planning To Extend**
- **Period Property**
- **Two Storey Garage With Potential To Convert**
- **Two Reception Rooms**
- **Sits Within A Generous Plot**
- **Three Bedrooms**
- **No Onward Chain**
- **Sought After Village Location**
- **Oil Fired Heating**
- **EPC Ratings: House - E Annexe E**



Offers In Excess Of £390,000

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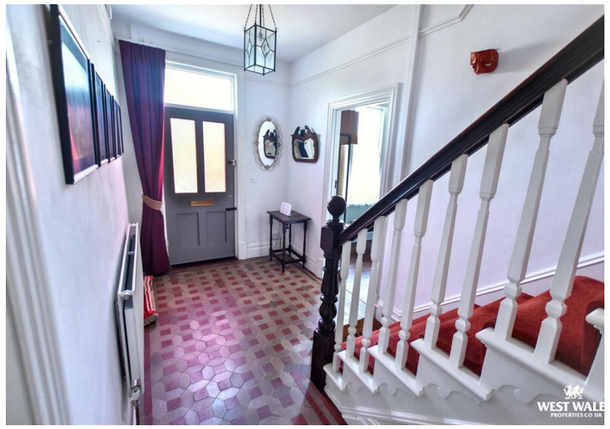
The Agent that goes the Extra Mile



*** NO ONWARD CHAIN ***
Occupying a generous plot, Gilberts Park is an attractive detached period home dating back to 1936, with a charming red brick fa㊙ade that creates an inviting first impression. Retaining a wealth of original character, the property offers an excellent opportunity for buyers seeking a home with charm, versatility and scope for the future.

The accommodation comprises an entrance hall with tiled flooring, two reception rooms, one featuring an attractive fireplace with decorative tiled surround, a kitchen, utility room and a ground floor WC. Upstairs, the landing is enhanced by a beautiful stained glass window and leads to three bedrooms, a family bathroom and an additional room ideal as a dressing room, nursery or home office. Original sash windows to the front provide an attractive outlook and further enhance the property's period appeal. The property has planning for an extension if desired, offering further space to configure as desired.

Externally, the property benefits from a driveway with gated access leading to additional off-road parking at the rear. The extensive lawned gardens are bordered by mature trees and established planting, creating a wonderful outdoor setting. A detached garage with loft storage, adjoining store room and shower room offers further versatility and potential to use for further accommodation/work space/recreational space, subject to any necessary planning permission.

Combining original features, generous gardens and exciting potential, Gilberts Park presents a wonderful opportunity to create a superb family home. Viewing is highly recommended to fully appreciate all that this characterful property has to offer.

DIRECTIONS

From our Haverfordwest Office, head through the High Street and take your first right into Dark Street, continue onto Mariners Square, turn right onto Barn St/A487, go through 1 roundabout and at the next Roundabout, take the 3rd exit onto the B4329. Continue on Cardigan Road, and at the next Roundabout take the 2nd exit onto the B4329. Follow road for approx 5.4 miles, into Clarbeston Road. Enter the village and the property will be found on the right hand side. What3Words: ///ruin.thickened.cult

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