



View: By appointment with the Agents

Services: We have not checked or tested any of the Services or Appliances

Tenure: FREEHOLD

Tax: Band F

Private Drainage

Solar Panels providing low energy costs.

MPO/MPO/OK/11/22

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

Calamar, 19 Maes Y Dderwen, Narberth, Pembrokeshire, SA67 7PL  
EMAIL: narberth@westwalesproperties.co.uk

TELEPHONE: 01834 860900

01834 860900  
www.westwalesproperties.co.uk



## Maes Haf Efailwen, Clynderwen, Pembrokeshire, SA66 7UX

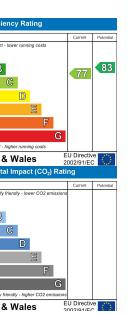
- Detached House
- Five Bedrooms
- Master En-suite And Dressing Room
- Two Reception Rooms
- Well Presented
- No Forward Chain
- Solar Panels
- Garage And Ample Parking
- Enclosed Garden
- EPC Rating: C

Price £400,000

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#### Entrance Hallway

#### Cloakroom

5'4" x 3'1" (1.648 x 0.951)

#### Lounge

25'3" x 13'0" (7.719 x 3.971)

#### Dining Room

11'11" x 10'1" (3.652 x 3.088)

#### Kitchen/Breakfast Room

18'1" max x 12'10" max (5.521 max x 3.933 max)

#### Utility Room

12'5" x 6'1" (3.806 x 1.871)

#### Integral Garage

17'5" x 12'5" (5.332 x 3.800)

#### FIRST FLOOR

#### Landing

#### Master Bedroom

15'1" x 12'5" (4.618 x 3.800)

#### Dressing Room

8'5" x 4'9" (2.590 x 1.465)

#### En-suite

8'5" x 7'2" (2.566 x 2.201)

#### Bedroom

13'0" x 12'3" (3.980 x 3.736)

#### Bedroom

12'8" max x 12'0" max (3.862 max x 3.665 max)

#### Bedroom

12'3" x 10'2" (3.747 x 3.106)

#### Bedroom

9'3" x 9'1" (2.839 x 2.779)

#### Bathroom

9'4" max x 9'0" max (2.850 max x 2.758 max)

#### DIRECTIONS

From Narberth get onto the A478 passing through Clynderwen and Llandissilio. Enter the village of Efailwen and pass the turning on the right, signposted for Llanglydwen. Continue along for approximately 200 yards where the property can be found on the right hand side.



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