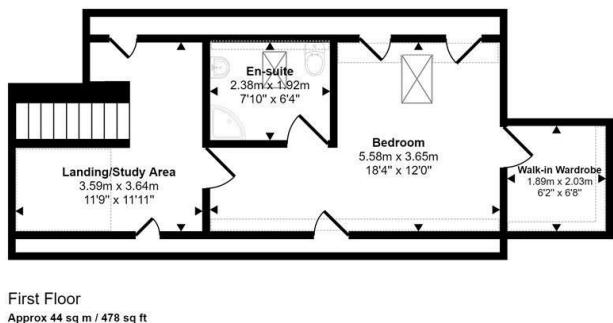
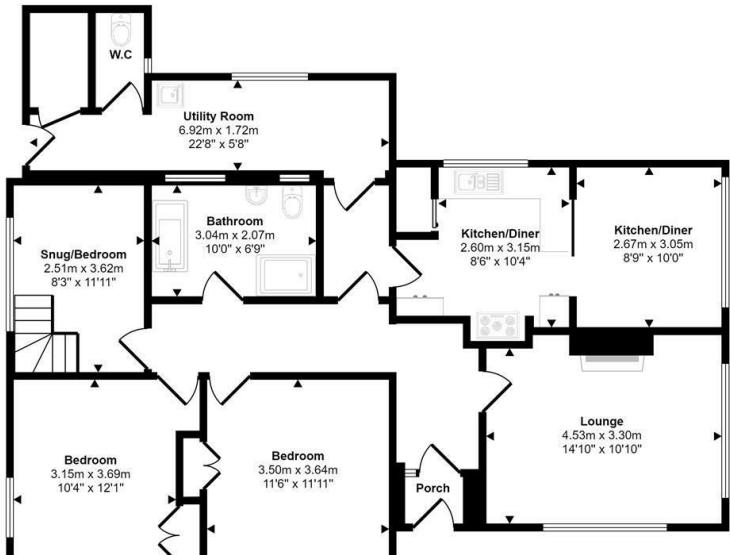


Approx Gross Internal Area  
159 sq m / 1711 sq ft



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 Make Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold.

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

TAX: Band E

Oil fired central heating.

Solar panels providing low energy costs

Please be advised that we have not seen any building regulations or planning permission for this property.

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

MPO/MPO/OK/07/24

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

Calamar, 19 Maes Y Dderwen, Narberth, Pembrokeshire, SA67 7PL

EMAIL: [narberth@westwalesproperties.co.uk](mailto:narberth@westwalesproperties.co.uk)

TELEPHONE: 01834 860900



## Brynmyrddin Clynderwen, Narberth, Pembrokeshire, SA66 7NQ

- Detached Dormer Bungalow
- Three/Four Bedrooms
- Beautifully Presented
- Solar Panels
- Front & Rear Gardens
- Workshop/Garage
- Driveway Parking
- Oil Fired Central Heating
- No Forward Chain
- EPC Rating: C

Guide Price £325,000

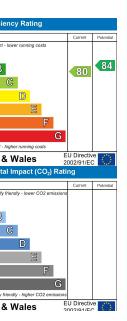
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***The Agent that goes the Extra Mile***





#### **Entrance Porch**

#### **Entrance Hallway**

#### **Lounge**

#### **Kitchen/Diner**

#### **Utility Room**

#### **W.C**

#### **Bedroom**

#### **Bedroom**

#### **Snug/Bedroom**

#### **Bathroom**

#### **FIRST FLOOR**

#### **Landing/Study Area**

#### **Bedroom**

#### **Walk-in Wardrobe**

#### **En-suite**



#### **DIRECTIONS**

From Narberth get onto the A478 heading for Clynderwen. Enter Clynderwen and continue along and over the railway bridge. Carry along up the hill and take the first turning on the left into Bro Waldo where the property can be found immediately on the right hand side denoted by our For Sale board.



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