

This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale. Plan produced using PlanUp.

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 E
Private Drainage

MPO/MPO/OK/01/22

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

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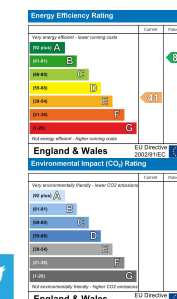


Llain Llogin Llanycefn, Clynderwen, Pembrokeshire, SA66 7LJ

- Registered Smallholding
- Two/Three Bedrooms
- Stables
- Spacious Accommodation
- Well Appointed
- Charm And Character
- Two Bedroom Static Caravan
- Two Paddocks
- Summer House And Workshop
- EPC Rating: E

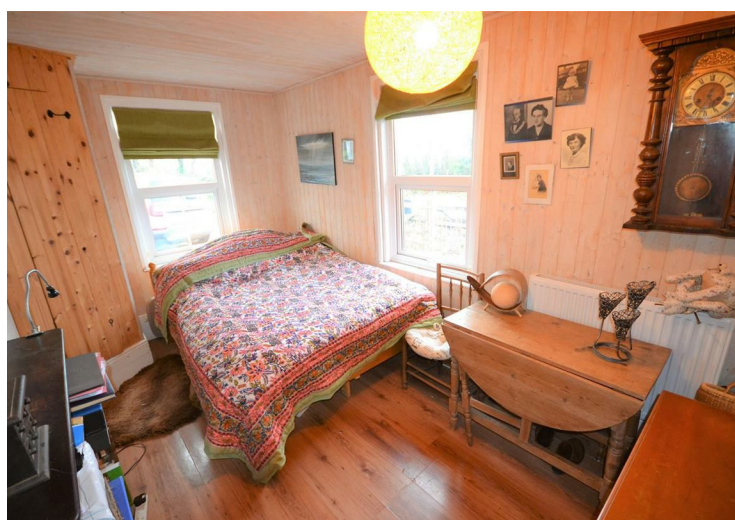
Offers In Excess Of £400,000

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The Agent that goes the Extra Mile



CHARM AND CHARACTER..... Llain Llogin is a delightful cottage full of charm and character situated in Llanycefn approximately eight miles from the bustling town of Narberth. The property is a registered smallholding positioned within approximately 2 1/2 acres. The two paddocks benefit from secure fencing and have water connected, one of the paddocks has the benefit of stables and a two bedroom static caravan. Llain Llogin is a approximately 2 miles to the village of Maenclochog providing amenities and approximately 1 mile to the popular Steiner School. Early viewing is highly recommended to appreciate this deceptively spacious property that briefly comprises: Lounge, kitchen/diner, utility room, conservatory, study (bedroom 3), two double bedrooms, nursery/walk-in wardrobe and bathroom. Externally: Ample driveway parking, garden, Summer house, greenhouse and workshop.

LOCATION:
Narberth or Arberth in Welsh plays a high profile in Welsh mythology. The former town hall still houses the cell where those involved in the Rebecca Riots were imprisoned. To learn more about the history of Narberth visit its brilliant museum. It is also home to several sporting teams, including Narberth RFC who currently play in the Welsh Championship and Narberth Football and Cricket club. Narberth is full to the brim with independent shops including craft and art galleries, bars and restaurants and boutiques. The town has everything you can need with health, dental, fitness and community centres and a Museum. Narberth is twinned with Ludlow and both towns celebrate an annual food festival which takes place on the fourth weekend of September every year. There is a regular bus service running to Haverfordwest, Carmarthen and the outlying villages and a railway station.

Lounge

24'5" max x 12'6" (7.461 max x 3.828)

Bedroom

13'3" x 7'7" (4.053 x 2.318)

L Shape Kitchen/Diner

23'0" max x 15'2" max (7.015 max x 4.637 max)

Bathroom

12'2" x 6'4" (3.716 x 1.953)

FIRST FLOOR

Utility Room

12'2" max x 6'5" approx (3.719 max x 1.981 approx)

Bedroom

19'11" approx x 11'5" approx (6.095 approx x 3.497 approx)

Conservatory

9'10" x 9'9" approx (3.00 x 2.984 approx)

Nursery/Walk-in Wardrobe

11'9" approx x 6'9" (3.591 approx x 2.059)

Study/Bedroom 3 Area

9'4" x 7'10" approx (2.853 x 2.393 approx)



DIRECTIONS

Leaving the town of Narberth get onto the A478 heading for Clynderwen. As you enter Clynderwen turn immediate left, signpost for Maenclochog. Continue along this road for 5.3 miles where the property can be found on the right hand side.

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