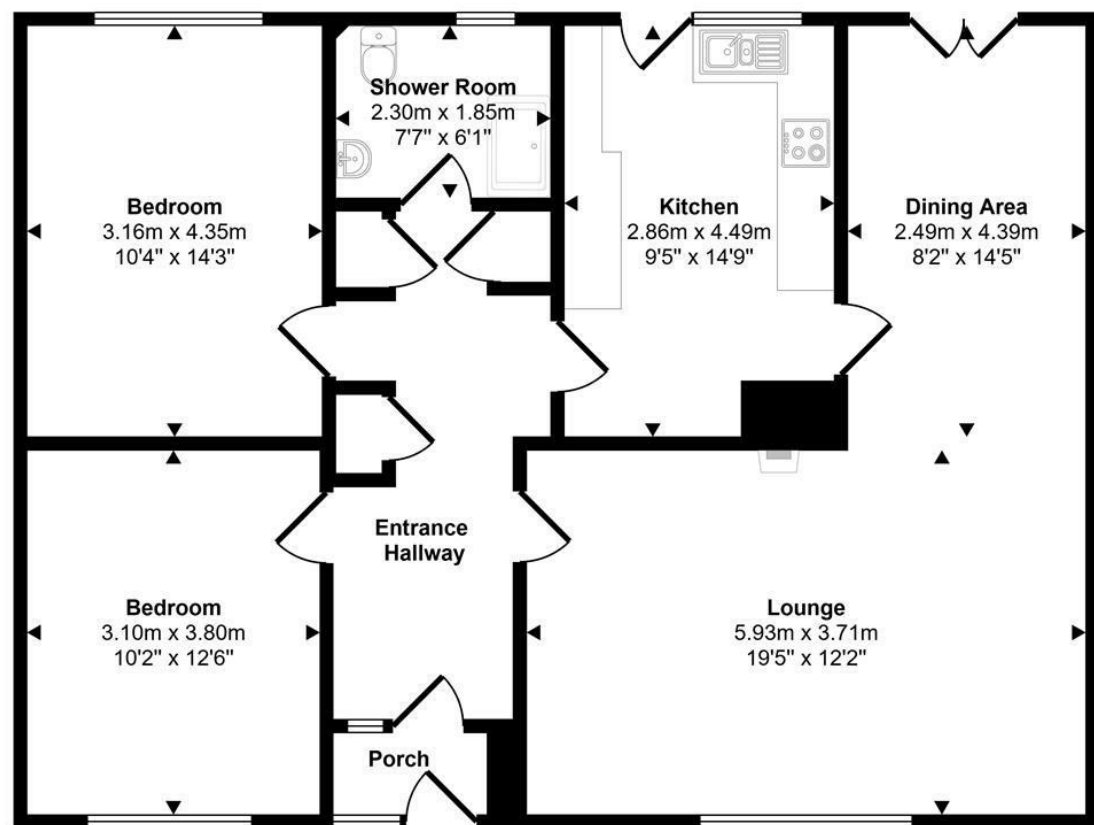


Approx Gross Internal Area  
93 sq m / 1002 sq ft



Floorplan

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: We are advised Freehold.

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

TAX: Band E

Air source heat pump

Solar panels, providing low energy costs.

We have been informed by the current owner that there property is positioned on a lane and £70 is paid per annum for the upkeep and insurance of the lane.

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

MPO/MPO/OK/04/25

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

TELEPHONE: 01834 860900

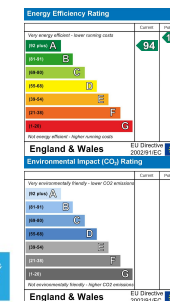


## Sundown Gower Villa Lane, Clynderwen, Pembrokeshire, SA66 7NJ

- Detached Bungalow
- Well Presented
- Garage & Driveway Parking
- Solar Panels ( Providing low energy costs)
- Air Source Heat Pump
- Two Double Bedrooms
- Well Maintained Gardens
- Pleasant Location
- Close To Amenities
- EPC Rating: A

**£295,000**

**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London**



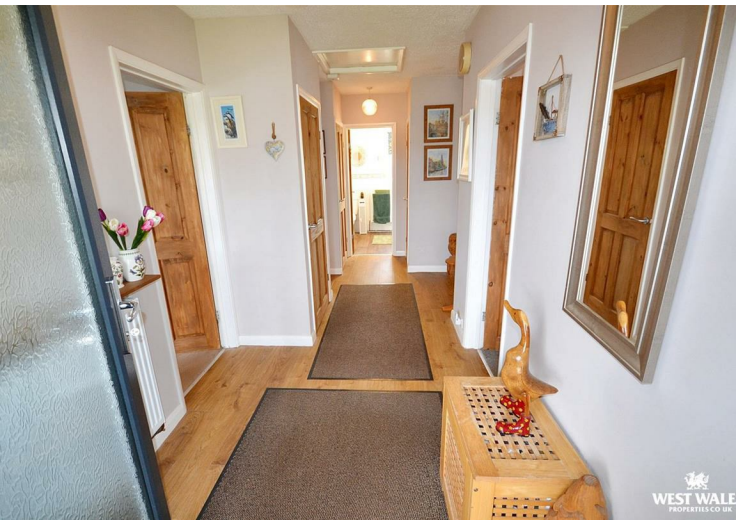
Calamar, 19 Maes Y Dderwen, Narberth, Pembrokeshire, SA67 7PL

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**The Agent that goes the Extra Mile**







Situated in a peaceful location of the village of Clynderwen and approximately 10 minutes drive to the popular town of Narberth providing all amenities and necessities the town has to offer, early viewing is highly recommended to appreciate this delightful two double bedroom detached bungalow offering spacious accommodation. The property is well presented and benefits from Solar panels providing low energy costs, and Air source heating, Battery storage for the solar panels and feed in tariff. The accommodation briefly comprises: Entrance hallway, lounge/dining room, kitchen, two double bedrooms and bathroom. Externally: Well maintained gardens, south facing rear garden, storage shed, Summerhouse, garage and ample driveway parking. Early viewing is highly recommended.

**LOCATION:**  
Clynderwen is a beautiful village nestled in Pembrokeshire close to the famous Preseli Mountains. Clynderwen is served by a railway network line going from Fishguard Harbour to London Paddington together with a regular bus service and major roads. The village is also served by a convenience store, chemist and hardware store. Clynderwen's nearest major town is Narberth, the cosmopolitan town providing ample shopping facilities as well as entertainment and nightlife. 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.



**Entrance Porch**

**Entrance Hallway**

**Lounge**

**Dining Area**

**Kitchen**

**Bedroom**

**Bedroom**

**Bedroom**

**Shower Room**



**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 turn right onto Gower Villa Lane. Continue along the lane until reaching the property 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.