

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

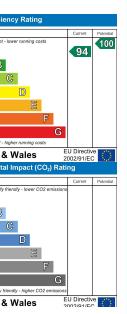
£295,000

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The Agent that goes the Extra Mile





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 in our TV channel to view our location videos about the area.