

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: FREEHOLD

Tax: Band D

Private drainage

Private water

Please be advised that part of the track leading to the property is owned by Gilfach Cottage and is shared with a Public footpath.

MPO/MPO/OK/08/22

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

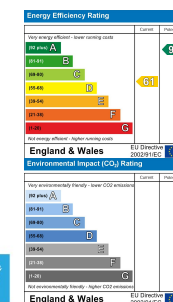


Gilfach Cottage Efailwen, Pembrokeshire, SA66 7JP

- Detached Cottage
- Master En-suite & Dressing Room
- Beautifully Presented
- Approximately 14 Acres
- Tranquil Location
- Four Bedrooms
- Spacious Accommodation
- Outbuildings
- Well Maintained Grounds
- EPC Rating: D

Price Guide £725,000

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The Agent that goes the Extra Mile





Gilfach Cottage is an outstanding, beautifully presented four bedroom property offering spacious accommodation and full of charm and character, positioned within approximately 14 acres that consist of 8 acres of woodland and the remainder being pasture land and grounds. Gilfach Cottage benefits from fishing rights alongside the Eastern Cleddau river and various outbuildings that mainly consist of a double garage/workshop (approximately 30ft x 18ft) and a two bay Tractor implement barn (approximately 31ft x 19ft). The grounds are exceptionally well maintained to include a Polly Tunnel, Greenhouse, and orchard. The property is situated in a secluded, tranquil location situated on the edge of Efailwen at the foot of the Preseli hills and short drive to the bustling town of Narberth providing everyday amenities and daily necessities. The accommodation briefly comprises: Lounge, dining room, kitchen/breakfast room, utility room, large conservatory, two double bedrooms, shower room and cloakroom situated on the ground floor and two double bedrooms (Master En-suite and dressing room) positioned on the first floor. Early viewing is highly recommended to appreciate this delightful home offering flexible lifestyle opportunities.

LOCATION:
Narberth or Arberth in Welsh plays a high profile in Welsh mythology. 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, school and a Museum.



L Shape Kitchen/Breakfast Room

19'1" max x 14'11" max (5.832 max x 4.569 max)

Lounge

14'11" x 12'7" (4.567 x 3.850)

Dining Room

13'4" max x 13'1" max (4.074 max x 4.002 max)

Conservatory

21'3" max x 14'9" max (6.501 max x 4.505 max)

Utility Room

17'7" x 6'5" (5.372 x 1.977)

Cloakroom

6'5" x 3'1" (1.963 x 0.953)

Shower Room

7'8" x 4'10" (2.351 x 1.475)

Bedroom

14'6" x 12'1" (4.428 x 3.705)

Bedroom

13'2" x 9'10" (4.033 x 3.009)

FIRST FLOOR

Inner Hallway

Landing

Master Bedroom

14'7" x 12'2" into recess (4.451 x 3.709 into recess)

Dressing Room

9'9" max x 6'10" max (2.986 max x 2.090 max)

En-suite

9'6" x 5'9" (2.911 x 1.778)

Bedroom

13'0" max x 8'8" max (3.973 max x 2.649 max)



DIRECTIONS

Leaving the town of Narberth get onto the A478 passing through Clynderwen, Llandissilio and Efailwen to Glandy Cross. At cross roads turn left (just before the petrol garage) and then continue to the end of the lane. At the T junction turn right, continue down the hill for approximately one hundred yards and turn left onto the gravelled track (sign with Gilfach Ddosn Farm). Continue along the track and turn right at farm gate. Continue down the track until reaching the property. Directions via What3words: [///urgent.shirtless.cabbages](https://www.what3words.com/)
See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.