

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

Electric Heating

Private Drainage

Solar panels (Providing low energy costs)

IRK/MPO/OK/10/24

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

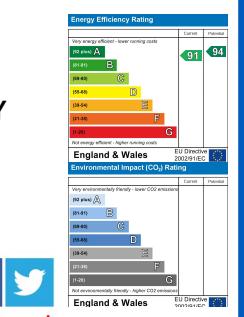
EMAIL: narberth@westwalesproperties.co.uk

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## Wilden Martletwy, Narberth, Pembrokeshire, SA67 8AP

- DETACHED FIVE BEDROOM BUNGALOW
- GENOROUS SIZE GARDENS
- SOUGHT AFTER VILLAGE LOCATION
- SEVEN MILES TO NARBERTH APPROXIMATELY
- ELECTRIC HEATING
- TWO BATHROOMS
- OWNED SOLAR PANELS
- SEMI RURAL
- THREE MILES TO ESTUARY APPROXIMATELY
- EPC RATING B



Offers In Excess Of £390,000

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



\*\*\*\*\*NEW PRICE ON PROPERTY\*\*\*\*\*  
Wilden is a nicely presented detached dormer bungalow that has been extended to create a five double bedroom property with two reception rooms and conservatory.  
The property is situated in the pleasant village of Martletwy and three mile (approximately) drive to the estuary and popular town of Narberth providing everyday amenities and necessities.

Wilden is positioned on 0.39 acre (approximately), well maintained plot. Early viewing is highly recommended to appreciate this delightful property that briefly comprises; L Shape entrance hallway, lounge, dining room, kitchen/breakfast room, three double bedrooms, family bathroom. The first floor consists of two further bedrooms and a shower room.  
Externally; gardens, storage sheds, parking for five cars and partial rural views.

#### LOCATION:

Martletwy is a small village which lies south of Narberth, it is approximately three miles from some of Pembrokeshires largest attractions, Oakwood and Bluestone and is well known for its local vineyard and eaterie Cwm Deri. Martletwy benefits from being a quiet community but within approximately 13 miles of the vibrant County town of Haverfordwest. Martletwy is just under 2.5 miles to Landshipping, with its views, walks and local interest points.



#### Entrance Hallway

#### Bedroom

13'10" x 11'1" (4.227 x 3.395)

#### Lounge

#### Bedroom

17'3" into recess x 13'9" min (5.267 into recess x 4.203 min)

#### Bedroom

12'1" x 11'0" (3.703 x 3.374)

#### Dining Room

#### Bedroom

13'11" x 12'3" (4.266 x 3.740)

#### Kitchen/Breakfast Room

#### Bedroom

12'8" x 10'6" (3.884 x 3.215)

#### Conservatory

#### Bathroom

16'1" x 9'6" (4.903 x 2.899)

8'7" x 8'4" (2.619 x 2.558)

#### FIRST FLOOR

#### Landing

#### Bedroom

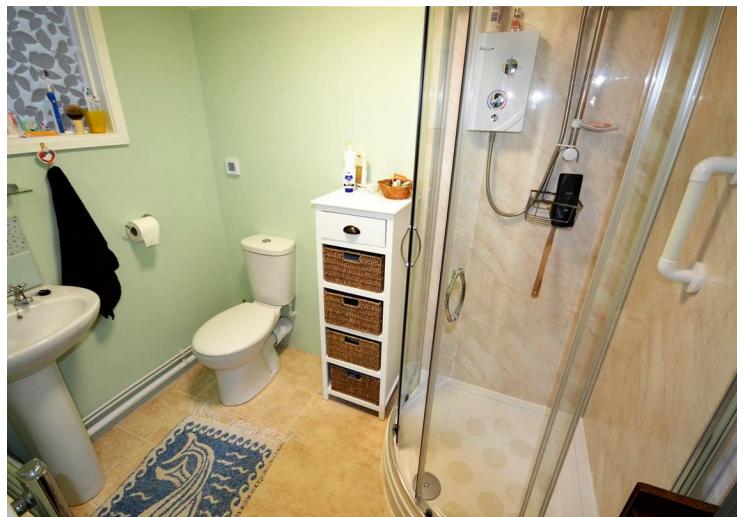
16'0" x 8'5" (4.884 x 2.586)

#### Bedroom

13'6" x 8'5" (4.133 x 2.573)

#### Shower Room

7'3" x 5'1" (2.216 x 1.556)



#### DIRECTIONS

From the town of Narberth proceed out of the town to the village of Templeton on the A478. Proceed down into the village turning right immediately before the Boars Head Public house. Continue to the end of this road. At the cross roads go straight across sign posted for Martletwy. Continue along this road and enter the village. Just after entering the village pass the small playground on the right, take the first turning on the left and proceed a short distance along this road until reaching the property on the left 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.