

## Flat 1 & 2 The Old Forge Nestor Square, Narberth, Pembrokeshire, SA67 7DG

- Development Opportunity
- Two Bedrooms ( per apartment )
- Investment Opportunity
- Two Apartments
- Sought After Location
- SAP Rating: B

**Price Guide £115,000**



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

**The Agent that goes the Extra Mile**



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 to be confirmed

Please be advised that we have not received a copy of the Building Regulations.

MPO/MPO/OK/12/22

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.

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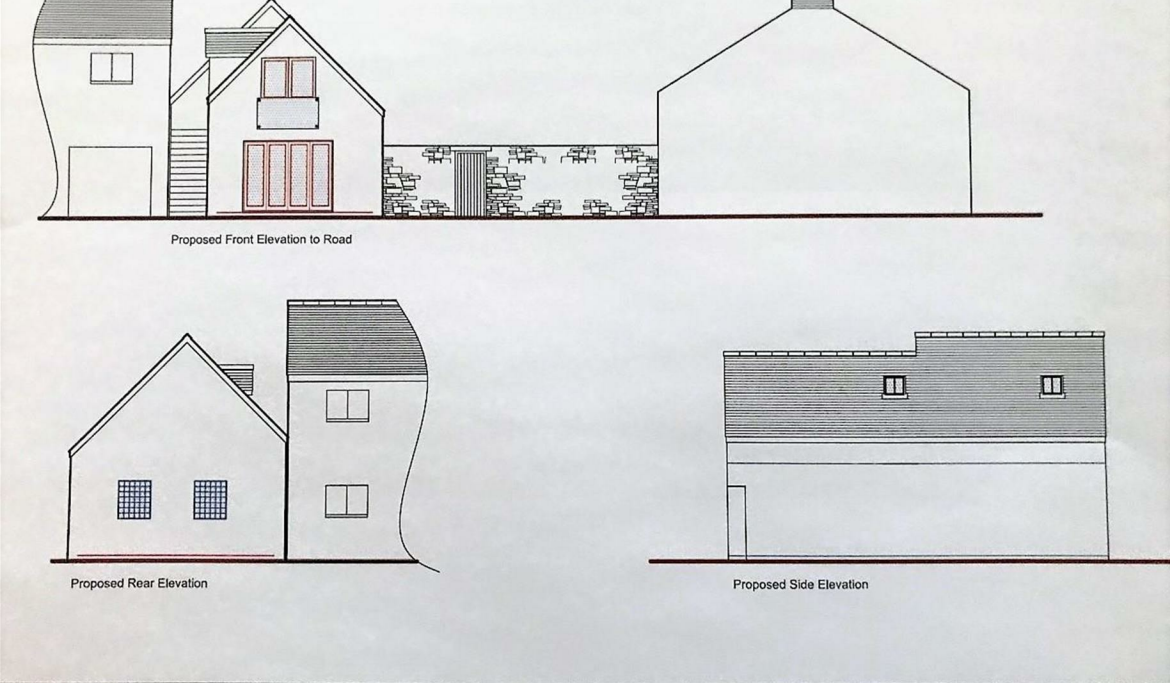
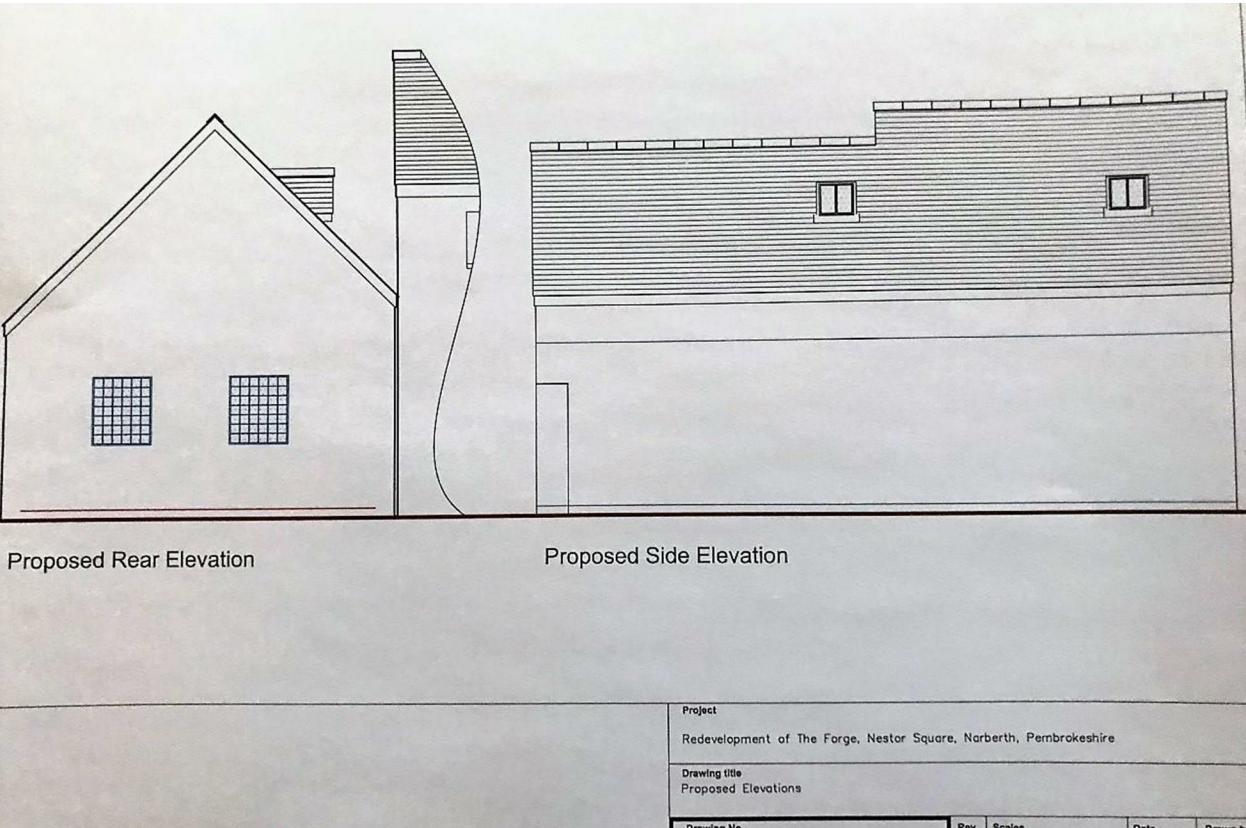
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\*\*\*\*\*NEW PRICE ON PROPERTY\*\*\*\*\*

DEVELOPMENT OPPORTUNITY..... An investment opportunity to acquire the freehold of two apartments situated in the heart of the bustling town of Narberth. Construction has already commenced to transform this property into two, two bedroom flats with full planning in place. The current owners are looking to sell the property as an on going project. For further detailed information please contact our Narberth office tel: 01834 860900

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. For the children there is a primary school and a nursery school.

**GROUND FLOOR APARTMENT**

**Open Plan, Lounge/diner and Kitchen**

**Inner Hallway**

**Bedroom**

**Bedroom**

**Shower Room**

**FIRST FLOOR APARTMENT**

**Open Plan, Lounge/diner and Kitchen**

**Inner Hallway**

**Bedroom**

**Bedroom**

**Shower Room**



**DIRECTIONS**

Continue up the High Street in Narberth and bear right passing the Farmers Arms Public House. Take the first turning on the right (opposite CK's) where the property can be found 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.