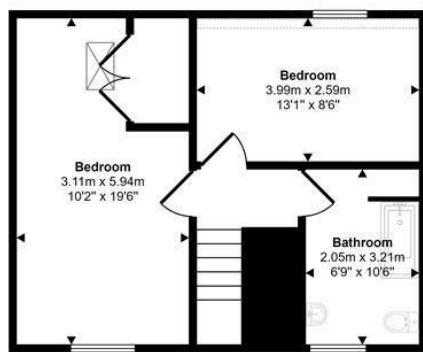


Ground Floor  
Approx 85 sq m / 912 sq ft



First Floor  
Approx 43 sq m / 465 sq ft

Denotes head height below 1.5m

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.

View: By appointment with the Agents

Services: We have not checked or tested any of the Services or Appliances

Tenure: FREEHOLD

Tax: Band E -

Solar panels providing low energy costs.

Air source heat pump.

We are advised mains water and sewerage.

MPO/MPO/OK/03/23/

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

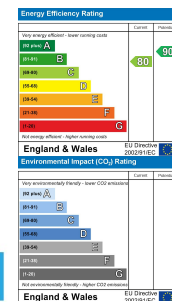


## Pen-Y-Bryn The Bridge, Narberth, Pembrokeshire, SA67 8QZ

- Detached House
- Beautifully Presented
- Workshop/Summer House
- Solar Panels
- Spacious Accommodation
- Three Bedrooms (Master En-suite)
- Large Garden
- Garage
- Sought After Location
- EPC Rating: C

**£342,000**

**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**







Situated on the edge of the the popular town of Narberth and close to all amenities and necessities the town has to offer, early viewing is highly recommended to appreciate this delightful three bedroom detached house that benefits from spacious accommodation and solar panels, providing low energy costs. The property is beautifully presented with a large, well maintained garden, garage, workshop/summer house and ample driveway parking. The accommodation briefly comprises: Entrance porch, entrance hallway, lounge, kitchen/diner, utility room, cloakroom, ground floor bedroom with en-suite and a further two bedrooms and bathroom situated on the first floor.

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. Narberth is within close proximity to the blue flag beaches of Tenby and Saundersfoot and easy access to the County Towns of Haverfordwest and Carmarthen.

**Entrance Porch**

**Entrance Hallway**

**Lounge**

**Kitchen/Diner**

**Utility Room**

**Cloakroom**

**Bedroom**

**En-suite**

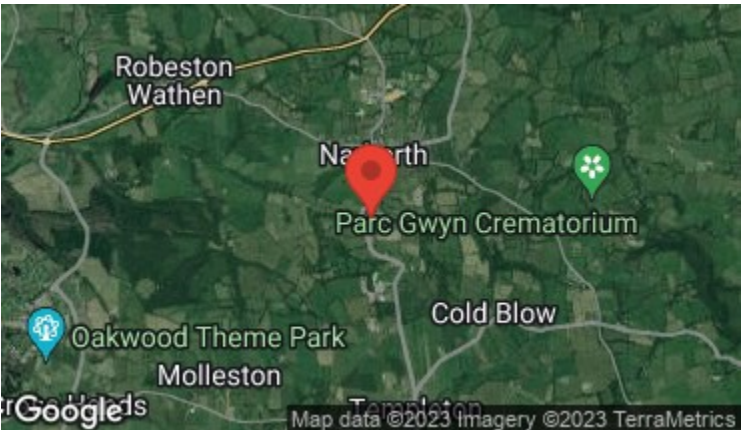
**FIRST FLOOR**

**Landing**

**Bedroom**

**Bedroom**

**Bathroom**



**DIRECTIONS**

Leaving the town of Narberth via Market Street continue down the hill on the A478 and go over the bridge. Turn immediately right after the bridge onto Mill Pond Lane. Continue a short distance down the lane where the property can be found on the right hand side. Directions via My The Words: intruders.relocated.recue

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.