

View: By appointment with the Agents  
Services: We have not checked or tested any of the Services or Appliances

Tenure: FREEHOLD

Tax: Band E

Oil fired central heating

Solar panels, providing low energy costs

Mains drainage

MPO/MPO/OK/08/23

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



## Angorfa Thornberry Gardens, Ludchurch, Narberth, Pembrokeshire, SA67 8JQ

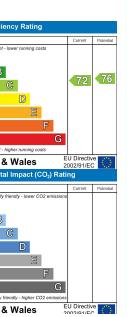
- Detached Bungalow
- Self Contained Annex
- Beautifully Presented
- Workshop & Garage
- Close To Local Beaches
- Five Bedrooms
- Spacious Accommodation
- Front & Rear Gardens
- Pleasant Location
- EPC Rating: C

**£499,000**

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**FOUR BEDROOM DETACHED BUNGALOW WITH SPACIOUS ONE BEDROOM ANNEX.....** Situated in the pleasant village of Ludchurch and approximately three miles to the local beaches of Amroth and Wisemans Bridge. Ludchurch is close to the cosmopolitan town of Narberth with its array of shops, schools, health and dental centres. Viewing is highly recommended to appreciate this beautifully presented four bedroom bungalow that has undergone considerable modernisation and benefits from an attached spacious, one bedroom annex. The property also benefits from no forward chain and solar panels that provide low energy costs. The accommodation briefly comprises: Entrance hallway, lounge, spacious kitchen/diner, utility room, cloakroom, four bedrooms and family bathroom. Annex: Open plan lounge/kitchen/diner, double bedroom and en-suite. Externally: Front and rear gardens, integral garage, ample driveway parking and workshop/studio.

#### 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.



**Entrance Hallway**

**Bedroom**

**Lounge**

**Bathroom**

**Kitchen/Diner**

**ANNEX**

**Utility Room**

**Hallway**

**Cloakroom**

**Open Plan Living Area**

**Bedroom**

**Bedroom**

**Bedroom**

**En-suite**

**Bedroom**

**Integral Garage**



#### DIRECTIONS

From the High Street in Narberth proceed around the one way system. At the junction turn right onto Station Road and continue out of the town to Princes Gate. At the cross roads at Princes Gate, go straight over towards Ludchurch. Continue for approx 2 miles, upon reaching Ludchurch you will pass a pond on your left and a caravan park on your right, then take the next right into Thornberry Gardens where the property can be found 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.