

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 E

We have been advised that Gower Villa Lane is a private road.

MPO/MPO/OK/07/22

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

01834 860900
www.westwalesproperties.co.uk

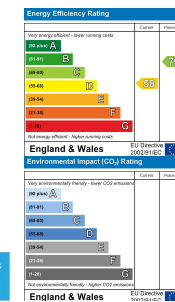


Moralomeda Gower Villa Lane, Clynderwen, Pembrokeshire, SA66 7NJ

- Detached Bungalow
- Two Reception Rooms
- Well Presented
- Garage And Driveway Parking
- Pleasant Location
- Four Bedrooms
- Conservatory
- Good Size Garden
- No Forward Chain
- EPC Rating: D

Offers In The Region Of £325,000

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The Agent that goes the Extra Mile





Situated in the village of Clynderwen and approximately 10 minutes drive to the popular town of Narberth providing all amenities and necessities the town has to offer, early viewing is highly recommended to appreciate this delightful four bedroom detached bungalow offering spacious accommodation. Although in need of some modernisation the property benefits from no forward chain and is situated in a tranquil location. The accommodation briefly comprises: Entrance hallway, lounge, dining room, kitchen/breakfast room, utility area, cloakroom, conservatory, four bedrooms and bathroom. Externally: Well maintained, good size garden, garage and ample driveway parking. Early viewing is highly recommended.

LOCATION:
Clynderwen is a beautiful village nestled in Pembrokeshire close to the famous Preseli Mountains. Clynderwen is served by a railway network line going from Fishguard Harbour to London Paddington together with a regular bus service and major roads. The village is also served by a convenience store, chemist, hairdressers, a pub and hardware store Clynderwen's nearest major town is Narberth, the cosmopolitan town providing ample shopping facilities as well as entertainment and nightlife. 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.



Entrance Hallway

Lounge

20'3" max x 13'9" into recess (6.196 max x 4.196 into recess)

Dining Room

7'10" x 7'2" (2.395 x 2.188)

Conservatory

15'10" max x 9'4" max (4.849 max x 2.862 max)

L Shape Kitchen/Breakfast Room

17'3" max x 14'4" max (5.276 max x 4.386 max)

L Shape Utility Area

14'4" max x 9'0" max (4.374 max x 2.759 max)

Cloakroom

3'10" x 4'1" (1.176 x 1.262)

Bedroom

13'11" into recess x 11'10" (4.250 into recess x 3.631)

Bedroom

11'4" min x 9'10" (3.463 min x 3.015)

Bedroom

11'4" x 7'6" (3.471 x 2.306)

Bedroom/Study

9'10" x 7'6" (3.018 x 2.306)

Bathroom

11'10" max x 7'4" max (3.632 max x 2.258 max)

Integral Garage

19'1" x 8'3" (5.828 x 2.528)



DIRECTIONS

From Narberth get onto the A478 heading for Clynderwen. Enter Clynderwen and continue along and over the railway bridge. Carry along up the hill and turn right onto Gower Villa Lane. Continue along the lane until reaching the property on the right hand side.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.