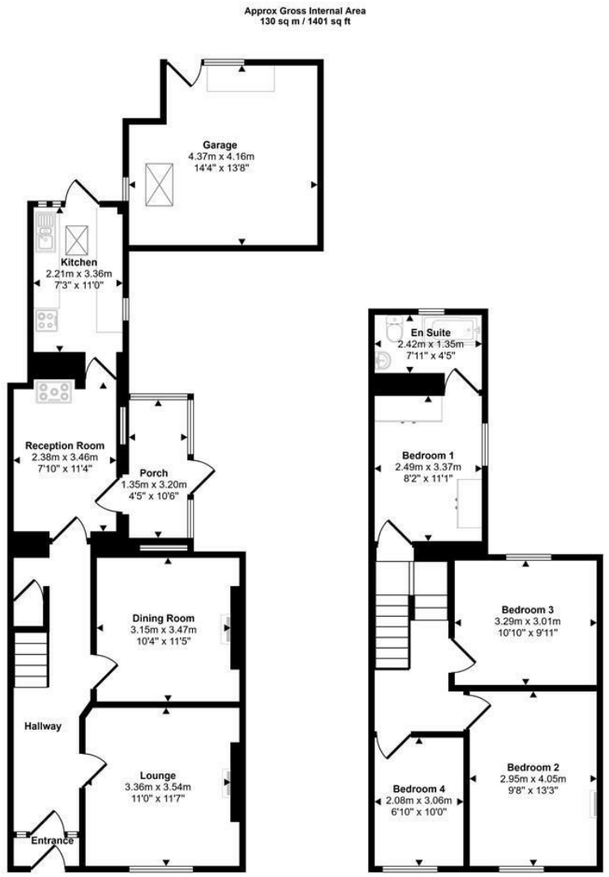

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'C' Pembrokeshire

ref: LW/AMS/09/26/DRAFT These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
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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,

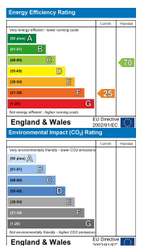
COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

41 High Street, Cardigan, Ceredigion, SA43 1JG
EMAIL: cardigan@westwalesproperties.co.uk
TELEPHONE: 01239 615915

01239 615915
www.westwalesproperties.co.uk

Glenview Clynderwen, Clynderwen, SA66 7NQ

- Semi Detached House
- Three Reception Rooms
- Approx. 3.8 Miles To Narberth
- Rear Garden
- Electric Heating
- Four Bedrooms
- Walking Distance To Amenities
- Walking Distance to Train Station
- Garage / Workshop
- EPC Rating: TBC



Offers In The Region Of £230,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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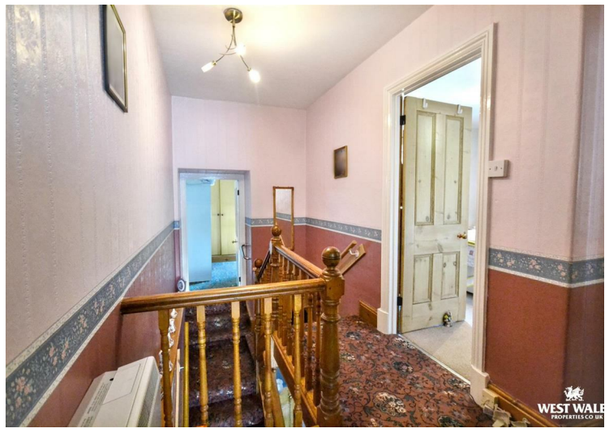
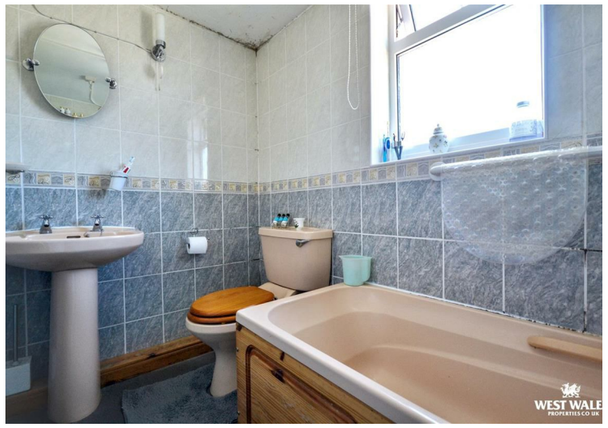
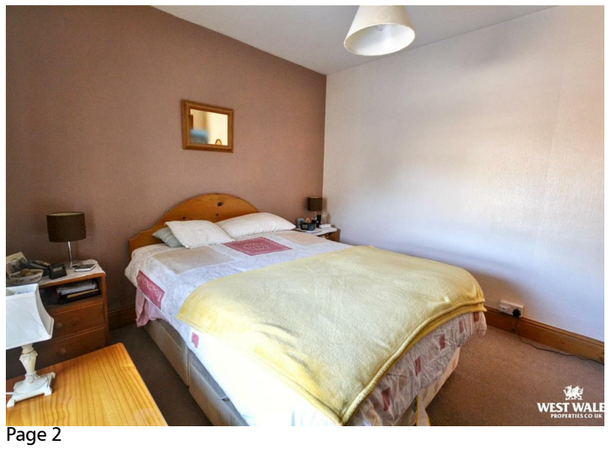
The Agent that goes the Extra Mile







A semi-detached house situated in the village of Clynderwen, conveniently positioned for local amenities and within walking distance of the railway station. The property benefits from three reception rooms, four bedrooms, and a garage/workshop.

The property is entered into the hallway, from here, a door to the right leads into the living room, which features a character fireplace with an open fire, creating a cosy and inviting space. Also accessed from the hallway is the dining room, again benefiting from a feature fireplace and open fire. Towards the rear of the property is a further reception room, offering excellent versatility and currently featuring a Rayburn, a door from here provides access to the side porch. The porch offers useful additional space with room for seating, storage or similar, together with convenient access to the side of the property. The kitchen, is fitted with a range of matching wall and base units and benefits from a skylight providing additional natural light. A glazed door leads directly out to the rear garden.

The staircase rises from the hallway to the first floor, where the accommodation is arranged over a split-level landing. The first bedroom is situated on the initial level and benefits from an en-suite bathroom. A few further steps lead to the remainder of the landing, where there are three further bedrooms comprising two doubles and a single.

Externally, the front of the property benefits from an enclosed courtyard area, bordered by a wall with railings above. The rear garden can be accessed directly from the kitchen or via a gate to the side of the house. Immediately outside the kitchen is a small patio area, with a couple of steps leading up to the garden, which is predominantly laid to lawn. There is also a useful wooden shed, while there are also sizeable vegetable and flower beds, offering plenty of scope for keen gardeners. The property also benefits from a garage/workshop with power and lighting, providing useful storage and workspace.

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 and hardware store Clynderwen's nearest major town is Narberth, the cosmopolitan town providing ample shopping facilities as well as entertainment and nightlife.

DIRECTIONS

From Cardigan town centre, head towards Chancery Lane and continue onto Pendre. Turn right onto Feidrfair, then left onto Finch's Square, continuing onto Pont-Y-Cleifion. At the roundabout, take the third exit onto the A487. At the next roundabout, take the first exit onto the A478 and continue along this road for approximately 18 miles. The property will then be located on the right-hand side. What three words - ///revamping.holds.dorms

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