

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Private Drainage
Heating: Oil
TAX: Band D

We would respectfully ask you to call our office before you view this property internally or externally

EJL/ESL/07/26/OK EJL

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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

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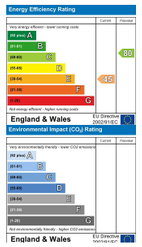






Y Ffermdy Stoneyford, Narberth, Pembrokeshire, SA67 7NX

- Four Bedroom House
- Beautifully Presented With Character Features
- Studio/Garage
- Set In Approximately 0.5 Acres
- Income Potential Or Multi Generation Living
- Two Bedroom Holiday Cottage
- Two Reception Rooms
- Ample Parking
- Close To Narberth
- EPC Rating: E/E



£550,000

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The Agent that goes the Extra Mile





















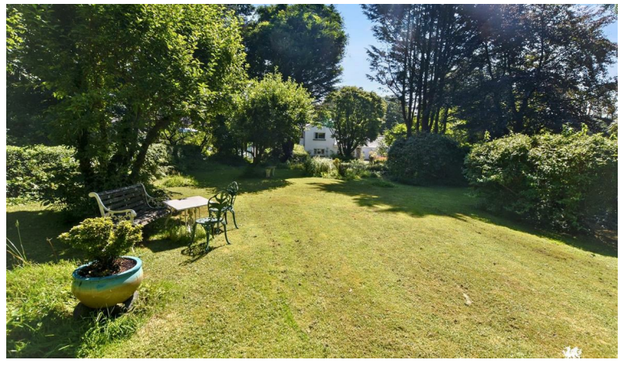
Set within magnificent, beautifully established gardens extending to approximately half an acre, on the edge of the ever-popular market town of Narberth, Y Ffermdy is an impressive four-bedroom residence offering an outstanding combination of character, space and flexibility. Complemented by the adjoining Stoneyford Cottage, a well-appointed two-bedroom holiday cottage, the property presents an exciting opportunity for those seeking multi-generational living, an income-generating holiday let, or additional accommodation that can easily be incorporated into the main home.

The principal residence is thoughtfully arranged to provide comfortable living spaces, perfectly suited to modern family life. At its heart are welcoming reception rooms, including a lounge/dining room, a well-equipped kitchen with oil fired Rayburn, breakfast area, and a comfortable family room, all designed for both everyday living and entertaining. Completing the ground floor is a practical shower room, while upstairs are four well-proportioned bedrooms and a family bathroom.

Stoneyford Cottage has been carefully designed as a self-contained retreat, offering an open-plan kitchen and living area, two bedrooms, a bathroom and a useful store room. Whether retained as a successful holiday cottage, used for visiting family and friends, or seamlessly integrated with Y Ffermdy, it provides exceptional flexibility to suit a variety of lifestyles.

Outside, the property truly comes into its own. The gardens, extending to approximately half an acre, are a standout feature, providing a peaceful haven for keen gardeners, families and wildlife alike. Beautifully stocked with mature planting and offering an abundance of space to relax, entertain and enjoy the changing seasons, they create a wonderfully private setting. A substantial garage/studio offers excellent potential for a workshop, home office or creative space, while generous off-road parking ensures practicality for both residents and guests.







DIRECTIONS

From the High Street in Narberth proceed up the main street bearing right into Spring gardens. At the next junction turn left. Continue along Jesse Road passing the police station and primary school on the left. Continue along this road heading out of Narberth until reaching the property on the left hand side. What3Words: ///printing.marzipan.firelight

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