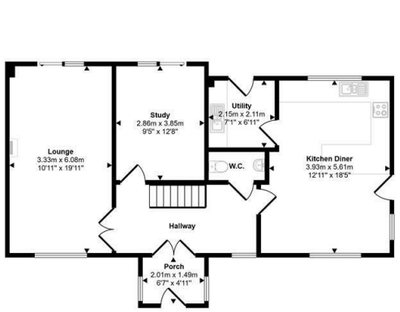
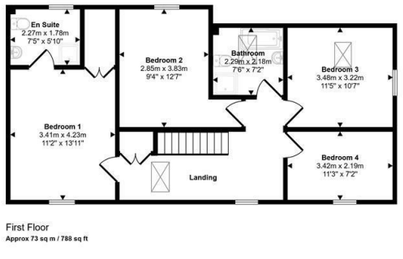
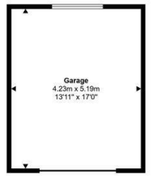
Approx Gross Internal Area
193 sq m / 2075 sq ft



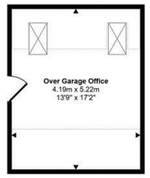
Ground Floor
Approx 76 sq m / 816 sq ft



First Floor
Approx 73 sq m / 788 sq ft



Garage
Approx 22 sq m / 236 sq ft



Garage First Floor
Approx 22 sq m / 235 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.

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, Mains Drainage, privately owned solar panels
HEATING: Oil
TAX: Band F

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

SSG/ESL/12/25/OK

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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,
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Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk
TELEPHONE: 01834 845584

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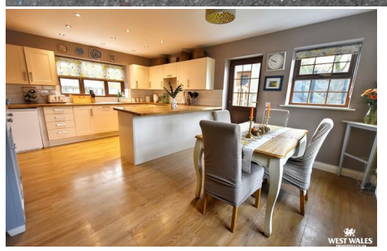
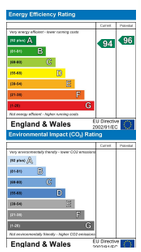


1 Rhydfelin, Mill Lane, Narberth, Pembrokeshire, SA67 8QW

- **Detached 4/5 Bedroom House**
- **Open Plan Kitchen/Diner**
- **Garage With Office Above & Driveway Parking**
- **No Onward Chain**
- **Gardens front, side & rear**
- **Very Well-Presented**
- **Utility Room & Separate Downstairs WC**
- **Privately Owned Solar Panels**
- **Private Road / Cul de Sac Location**
- **EPC Rating: A**



Offers In The Region Of £490,000

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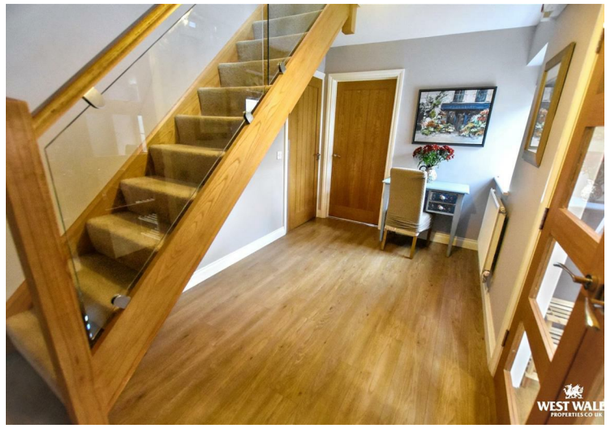
The Agent that goes the Extra Mile

Celebrating 30 Years of Business



Located down a no-through road in the periphery of Narberth town, is this fantastic detached family home – 1 Rhydfelin. The property is located on a small residential cul-de-sac, and is within walking distance of the town centre where most amenities and many fantastic independent businesses are available.

The layout of the property briefly comprises of an entrance porch leading through to a welcoming hallway that leads through to a family living room, a study/downstairs bedroom, a downstairs toilet, and an open plan kitchen/diner supported by an adjoining utility room. On the first floor, an open landing leads through to the master bedroom with en-suite shower room, two further double bedrooms, a single bedroom and a family bathroom. The property is in a great decorative order, with double glazing and oil-fired central heating. Privately owned solar panels give the huge appeal of reduced energy bills, solar water heating and payments for extra electricity generated.

Externally, there is a lawned garden to the front of the property with a flowering cherry and apple tree, and a pedestrian gate to the rear. The rear is laid to patio with a "Swallow Kingfisher" wooden greenhouse (included in the sale), vegetable/herb beds, and ornamental bushes. A detached garage provides fantastic work/storage space or dry parking, with an office/gym/studio above, allowing the opportunity to work from home or an independent space for hobbies. There is off-road parking to the front of the garage for two cars.

This is a fantastic family home in a highly desirable town, and is sold with the benefit of no onward chain! Viewing is highly recommended!

Narberth is known for its charming town centre, boutique shops, cafes, and strong community feel. Rhydfelin is an exclusive development that offers a 5 minute walk to the high street, as well as wonderful woodland dog walks and easy access to the Pembrokeshire countryside.

DIRECTIONS

Directions: Proceed down St James Street in Narberth and onto Castle Street. Proceed a short distance down the hill and turn left onto Mill Lane. Proceed a short distance down Mill Lane and turn right into the cul-de-sac signposted Rhydfelin. The property is the first on your left. What3Words: ///input.laminated.ants

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