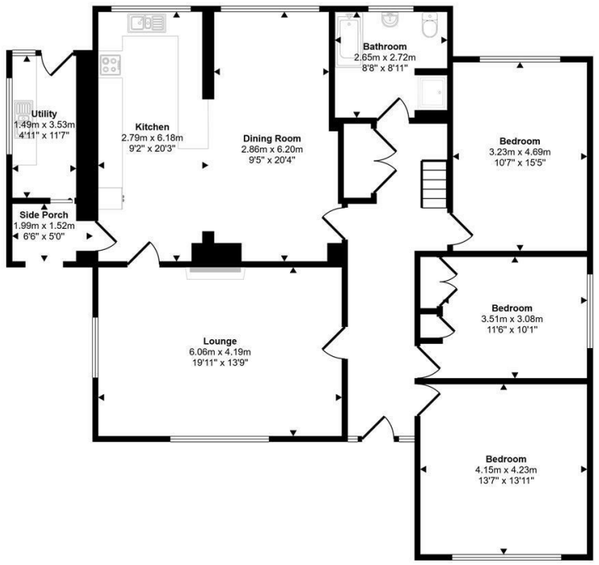
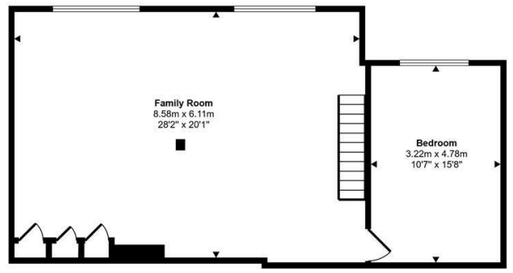
Approx Gross Internal Area
212 sq m / 2284 sq ft




Ground Floor
Approx 143 sq m / 1539 sq ft




First Floor
Approx 69 sq m / 745 sq ft

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
HEATING: Oil
TAX: Band E
This property is served by private drainage.

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

SSG/ESL/08/25/DRAFT

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

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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TELEPHONE: 01834 845584



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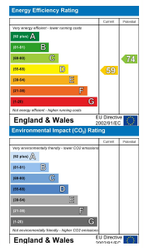
## Windrush Princes Gate, Narberth, Pembrokeshire, SA67 8TF

- Detached Bungalow
- Views To The Rear
- Double Garage & Driveway Parking
- Commercial Garage And Stable Block
- Oil Fired Central Heating
- Four Bedrooms
- Front & Rear Gardens
- 2.7 Acre Paddock (entire plot 3.3 Acres Approximately)
- No Forward Chain
- EPC Rating: D




## Offers In The Region Of £650,000

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

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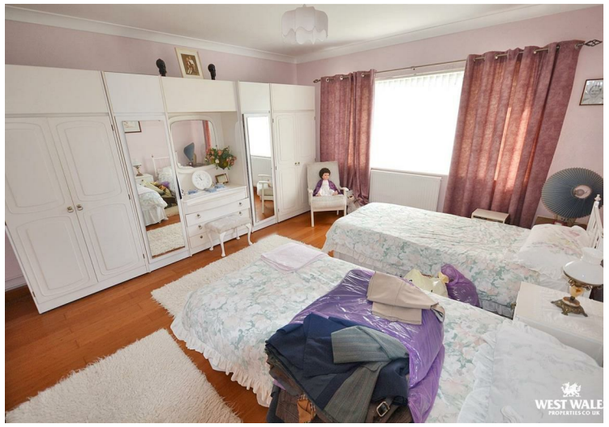
***The Agent that goes the Extra Mile***



An opportunity to acquire a four bedroom detached dormer bungalow in the popular village of Princes Gate and short drive the popular town of Narberth and local beaches.

Although in need of some modernisation the property offers ample living accommodation comprising of an entrance hall, living room, an open plan kitchen/diner, utility room, three bedrooms and a bathroom on the ground floor. On the first floor is a substantial family room with a further bedroom. The property is served by oil fired central heating and double glazing. Lovely views of the Preseli hills can be enjoyed from the rear facing upstairs windows.

Externally, there are lawned gardens to the front and rear with a driveway providing ample off road parking and a single garage. There is a stable block offering four stables and a tack room, with an adjoining 2.7 acre paddock which is fenced and ready to use. Adjoining the property has a workshop and forecourt in a fantastic position, offering the potential to run a business from home or gaining income through rental as a commercial unit/private storage.

With the further appeal of no onward chain, this property must be viewed to fully appreciate its potential!

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. There is a regular bus service running to Haverfordwest, Carmarthen and the outlying villages and a railway station. For the children there is a primary school and a nursery school

## DIRECTIONS

From the town of Narberth head out of town on Station Road (B4314) to Princes Gate. Upon reaching the cross roads at Princes Gate turn right toward Cold Blow. Continue a short distance along the road until reaching the property on the right hand side.
What3Words:///bedding.carbonate.hero

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