

Floorplan

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, Private drainage

HEATING: Gas

TAX: Band N/A

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

LLT/ESL/08/25/OK EJJ

FACEBOOK & TWITTER

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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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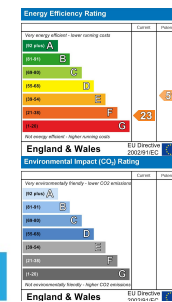


The Blacksmiths Ludchurch, Narberth, Pembrokeshire, SA67 8PE

- Detached Barn Conversion
- Off Road Parking
- En-Suite Shower Room
- Lawned Gardens To Front And Rear
- Open Plan Living Area
- Two Double Bedrooms
- Pristine Presentation
- No Onward Chain
- Gas Central Heating
- EPC Rating: F

£350,000

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The Agent that goes the Extra Mile





Located on a country lane close to the delightful village of Ludchurch, is this beautifully presented detached barn conversion - The Blacksmiths. This property is convenient to the A477 trunk road for commuting to all major towns in Pembrokeshire and the M4 corridor.

Once a working blacksmiths and converted in 2016, the property is currently running as a successful holiday let, this sympathetically renovated property offers both character and charm aside modern and luxury detail. The layout briefly comprises of an open plan living/dining/kitchen, with central woodburner and exposed beams protruding from a vaulted ceiling. The kitchen is served by integral appliances, including a fridge/freezer, oven, microwave oven and a dishwasher. There are two double bedrooms located as opposite ends of the property giving privacy, the master is served by an en-suite bathroom with walk in shower, and the other by the family bathroom. The property is served by gas heating.

Externally, a driveway to the side of the property leads to a parking area at the rear, offering parking for approximately 4 cars. This progressed onto a well maintained lawned garden centered around a mature tree, with a patio seating area outside of the back door. To the front is a gravelled courtyard area giving access to the front door through a pedestrian gate French doors in the master bedroom lead out onto a separate lawned garden, enclosed purely to be enjoyed by the primary residents.

This property offers a fantastic opportunity to venture into holiday letting, or would serve well as a family home or a private bolt hole, a must see!

Ludchurch is situated outside the National Park, but within walking distance of the stunning Pembrokeshire coastline near Amroth, and only a short drive to the seaside resorts of Tenby and Saundersfoot with their sandy beaches and picturesque harbours.



DIRECTIONS

From the roundabout at Kilgetty on the A477 head east towards Carmarthen. After approx three miles take the left hand turn onto Rosemary Lane, follow the road around the sharp left hand bend, and the property will be found on the right hand side. What3words:///stupidly.bulges.slightly

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