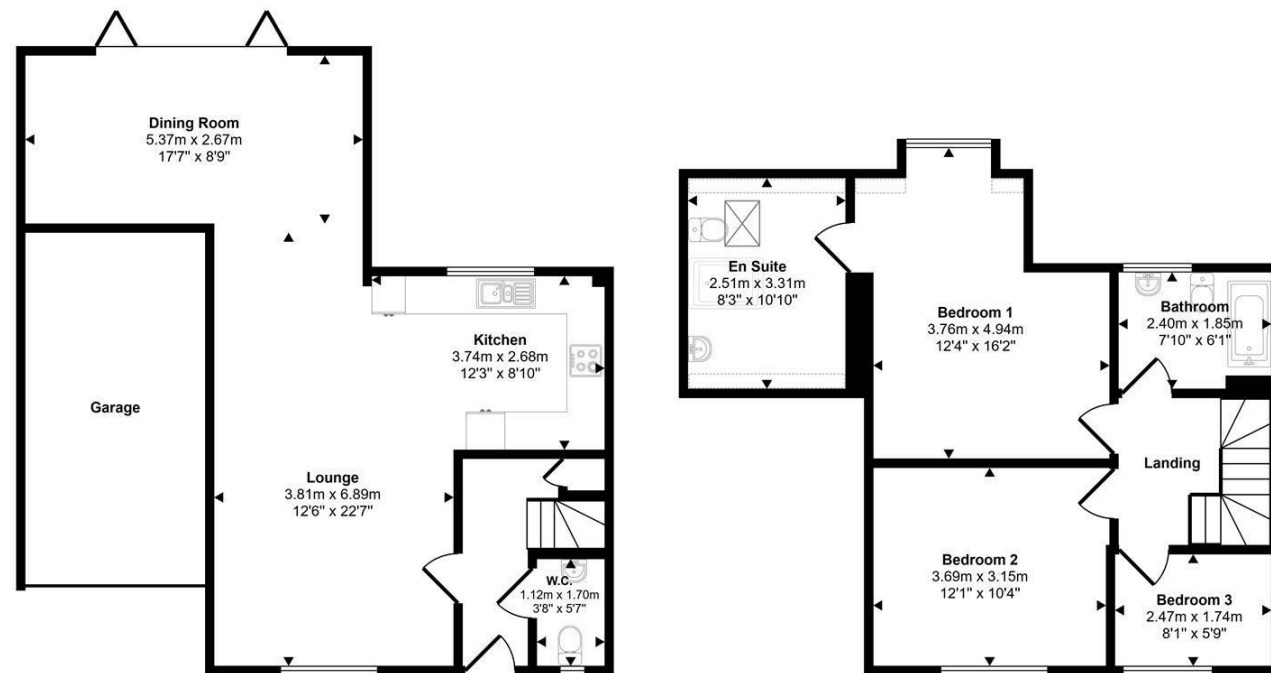


Approx Gross Internal Area  
125 sq m / 1346 sq ft



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

HEATING: Electric

TAX: Band E

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

LLT/ESL/01/26/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

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70

7AJ

EMAIL: [tenby@westwalesproperties.co.uk](mailto:tenby@westwalesproperties.co.uk)

TELEPHONE: 01834 845584

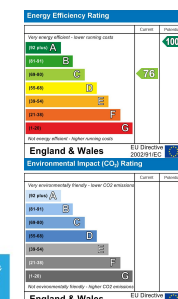


## Tynant Llandissilio, Clunderwen, Pembrokeshire, SA66 7TG

- Detached House
- Immaculately Presented
- Driveway Parking
- Electric Heating
- No Onward Chain
- Three Bedrooms (Master Bedroom With En-Suite)
- Open Plan Living Accommodation
- Adjoining Single Garage
- Garden To Rear
- EPC Rating: C

£285,000

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



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EMAIL: [tenby@westwalesproperties.co.uk](mailto:tenby@westwalesproperties.co.uk) TELEPHONE: 01834 845584

**The Agent that goes the Extra Mile**





Located on a private road in the heart of Llandissilio is this immaculately presented detached house. Tynant is offered for sale with the fantastic appeal of no onward chain, and would serve as a comfortable family home or second home.

The layout of the property briefly comprises of an entrance hall with a downstairs cloakroom and stairs to the first floor, an open plan living space with lounge area, dining area and a modern fitted kitchen boasting integral appliances. The dining area enjoys bi-folding doors leading to the rear garden, perfect for those summer days!

On the first floor is a landing leading through to the master bedroom with an en-suite shower room, a second double bedroom and a further single bedroom, served by a modern family bathroom with a bath and an overhead shower. The property has electric heating, solid wood doors and a fresh, neutral decoration throughout.

Externally, a driveway to the front provides off road parking and access to the adjoining single garage. At the rear is a low maintenance garden which is laid to astro-turf and composite decking, with decorative gravel bedding areas and a boundary fence. The garden back onto farmland at the rear, with a blossoming trees adding a privacy screen.

Viewing is highly recommended!

The village of Llandissilio sits aside the A478 which connects the A40 at Narberth to Cardigan. The village offers excellent transport links to nearby towns and easy access to both the coast and countryside. Llandissilio has a primary school, a pub, a village community hall and playing fields.



### DIRECTIONS

Directions: From the town of Narberth go onto the A40 and head towards Clynderwen on the A478. Continue through the village of Clynderwen and enter the village of Llandissilio. Pass the Angel Inn and then take the next left onto Heol Y Llan, follow the road around to the left where you will see Tynant on the right hand side.  
What3Words:///unfolds.cushy.grants

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.