



TELEPHONE: 01834 845584



Energy Efficiency Rating		Location	Period
Very energy efficient: lower running costs 2010-2011 A 2008-09 B 2006-07 C 2004-05 D 2002-03 E 2000-01 F 1998-99 G		England & Wales	EU Directive 2010/31/EC
Not energy efficient: higher running costs			
Very energy efficient: lower CO₂ emissions 2010-2011 A 2008-09 B 2006-07 C 2004-05 D 2002-03 E 2000-01 F 1998-99 G		England & Wales	EU Directive 2010/31/EC



naea | propertymark
PROTECTED

 The Property Ombudsman

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 and benefits from no forward chain and the option to purchase stables, workshop and approximately 5 acres of land by separate negotiation.

The accommodation briefly comprises : Entrance hallway, lounge, kitchen, dining room, utility room, three bedrooms and family on the ground floor and a family room and bedroom on the first floor.

Externally: Front and rear gardens, double garage, driveway parking

LOCATION:

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.

Entrance Hallway

Lounge

Kitchen

Dining Room

Utility Room

Bedroom

Bedroom

Bedroom

Bathroom

FIRST FLOOR

Family Room

Bedroom



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.

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