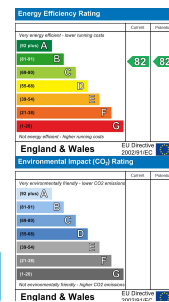


Glanffrwdd Martletwy, Narberth, SA67 8AR

- Detached House
- Panoramic Countryside Views
- Ideal Family Home
- Utility Room
- Oil Central Heating And Solar Panels
- Semi-Rural Setting
- Four Double Bedrooms
- Contemporary Design
- Garage And Driveway Parking
- EPC Rating: B

£570,000

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



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The Agent that goes the Extra Mile





With its contemporary upside down design, panoramic countryside views, countryside walks and versatile accommodation, Glanffrwdd really is a must see property! Located within a desirable semi-rural setting in the village of Martletwy, the property really has been designed with modern living in mind, while showing off those gorgeous views. The property would make a brilliant family home, or ideal for those looking for a village lifestyle. Viewing is highly recommended to appreciate all it has to offer!

Upon entering the impressive family home, you are greeted by a warm and welcoming atmosphere. The ground floor accommodates; a family bathroom, three double bedrooms, a utility room and integral access in the garage. Patio doors also open out onto the terrace, providing easy access to the garden. All the bedrooms provide flexible accommodation, with potential to create a home gym, study and an additional reception room. The first floor continues to impress and comprises; the master bedroom with an en-suite wet room, a separate w/c, and an versatile landing space, ideal for a office space. Glass doors open into the living/dining room. Situated at the heart of the home, this space boasts A frame ceilings with exposed wooden timbers, and a log burning stove. You can really envision those cosy winter evenings, soaking up the view while relaxing with the family around the fire. This open plan space flows through into the contemporary kitchen, which features an island and is fitted with a range of modern appliances. A balcony is accessed via both the living area and the master bedroom, where you can continue to take in your surroundings. The property is built of modern timber framed construction, and benefits from solar panels with battery storage, a back up Fischer electric boiler, UPVC double glazing, and has a highly efficient EPC rating of a B.

Externally, there is ample driveway parking and a single garage, ideal for secure storage or parking. A mature garden is located to the rear which is home to a greenhouse and a variety of plants, trees shrubs. Perfect for any keen gardener, there is plenty to keep you busy. An elevated terrace overlooks the garden, and provides a great space for outside seating. Steps lead down to a patio area, which provides space for further seating and is ideal for hosting summer BBQ's.

Martletwy is a small village which lies south of Narberth, it is approximately three miles from some of Pembrokeshires largest attraction Bluestone, and is well known for its local vineyard and eaterie Cwm Deri. Martletwy benefits from being a quiet community but within approximately 13 miles of the vibrant County town of Haverfordwest. Martletwy is just under 2.5 miles to Landshipping, with its views, walks and local interest points.



DIRECTIONS
From Narberth, head out on the A478 in the direction of Kilgetty. On reaching Templeton, turn tight at The Boars Head and follow the A4113 to Cross Hands. At the crossroads go straight over, follow the road down and follow the signs to Martletwy. On reaching the village, pass the play park on your right, and then turn right. The property is on the left hand side. What/Three/Words:///smothered.purple.perfumed
See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.