Approx Gross Internal Area
103 sq m / 1108 sq ft

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.

View: By appointment with the Agents
Services: We have not checked or tested any of the Services or Appliances
Tenure: FREEHOLD
Tax: Band E
Private drainage
Oil Fired Central Heating

MPO/MPO/OK/01/25

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*

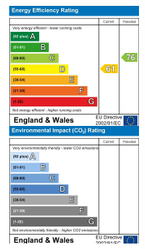
Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk
TELEPHONE: 01834 845584



01834 845584
www.westwalesproperties.co.uk

## Floresta 4A Thornbury Gardens, Ludchurch, Narberth, Pembrokeshire, SA67 8JQ

- Detached Bungalow
- Nicely Presented
- Detached Garage
- Short Drive To The Coast
- Viewing Recommended
- Three Bedrooms
- Front & Rear Gardens
- Pleasant Location
- Oil Fired Central Heating
- EPC Rating: D




## £250,000

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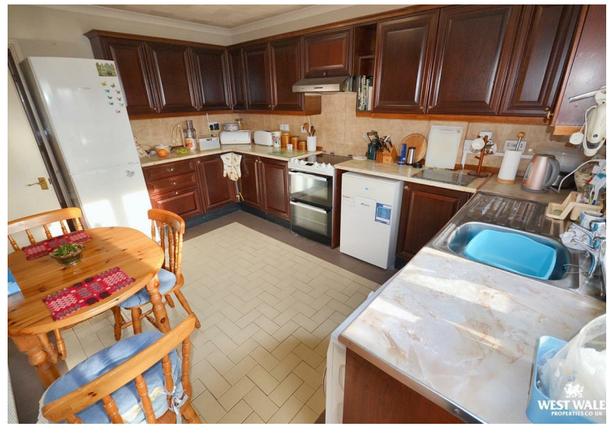
***The Agent that goes the Extra Mile***



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Situated in the pleasant village of Ludchurch and short drive to local beaches and the cosmopolitan town of Narberth with its array of shops, schools, health and dental centres viewing is highly recommended to appreciate this nicely appointed three bedroom detached bungalow offering spacious accommodation. Although in need of some updating the property is positioned in a tranquil location and briefly comprises: Entrance hallway, lounge, kitchen/diner, three bedroom ( one with en-suite), shower room and garden room. Externally: front and rear gardens, garage and 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. Narberth is twinned with Ludlow and both towns celebrate an annual food festival which takes place on the fourth weekend of September every year. There is a regular bus service running to Haverfordwest, Carmarthen and the outlying villages and a railway station.

**Entrance Hallway**

**Lounge**

**Kitchen/Diner**

**Rear Porch**

**Bedroom**

**En-suite**

**Bedroom / Dining Room**

**Bedroom**

**Shower Room**

**Garden Room**

**Detached Garage**

## DIRECTIONS

From the High Street in Narberth follow the one way system to Spring Gardens then bear left toward the A40 then, turn immediately right signposted Princes Gate and train station. Stay on this road until you reach the cross roads at Princes Gate, go straight over towards Ludchurch. Continue for approx 2 miles upon reaching Ludchurch you will pass a pond on your left and a caravan park on your right, then take the next right into Thornberry Gardens. Continue along the lane until reaching the property on the left hand side.

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

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