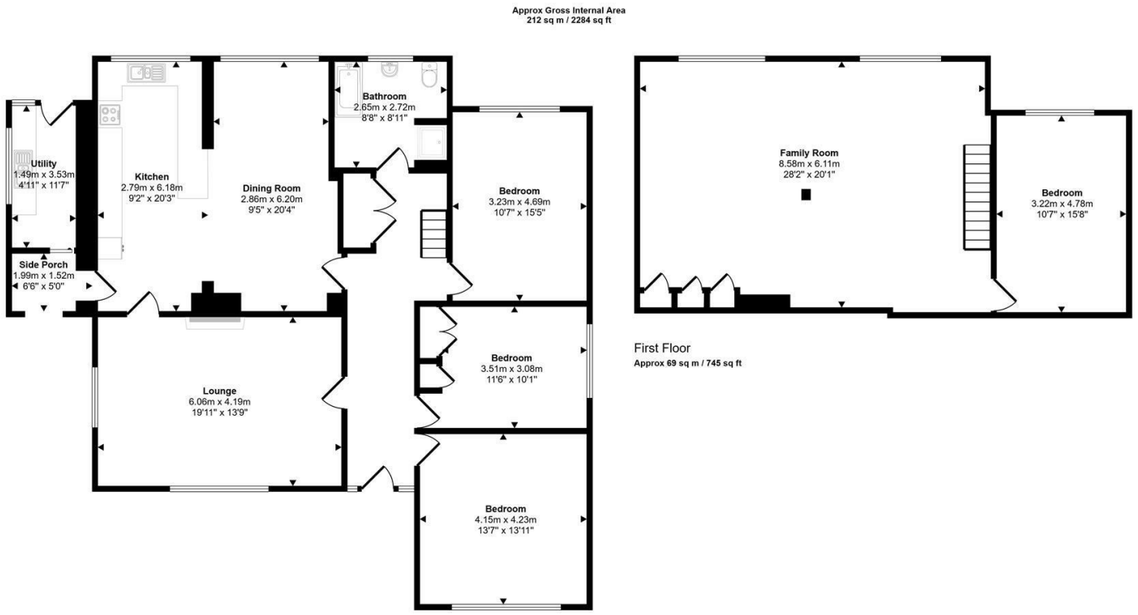



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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
Oil fired central heating
Private Drainage

MPO/MPO/OK/05/25

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*

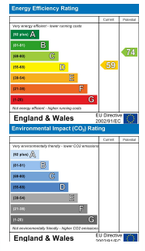
Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk
TELEPHONE: 01834 845584



01834 845584
www.westwalesproperties.co.uk

## Windrush Princes Gate, Narberth, Pembrokeshire, SA67 8TF

- Detached Bungalow
- Family Room/Loft Room
- Double Garage & Driveway Parking
- Rural Views
- Oil Fired Central Heating
- Four Bedrooms
- Front & Rear Gardens
- In Need Of Modernisation
- No Forward Chain
- EPC Rating: D




## £425,000

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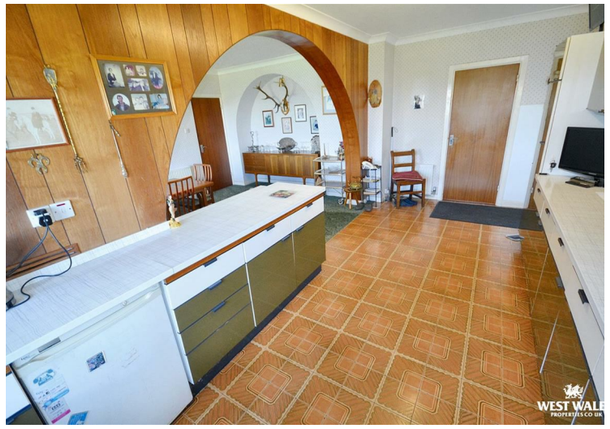
***The Agent that goes the Extra Mile***



Page 2

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 (Please be advised that the acreage amount needs to be verified by the vendor) 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.

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