



Clayfield
Narberth
SA67 8PU

£475,000

Bungalow - Detached
Freehold



Clayfield is a detached bungalow, which has been thoughtfully renovated to create a spacious and bright open plan living area that is ideal for both relaxation and entertaining.

The home features three well-proportioned bedrooms, providing ample space for families. There is a separate utility room and garage, with large block built shed/workshop in the garden. One of the home's standout features is the generous garden, complete with lawn, mature trees and a suntrap patio. The open-plan living space is enhanced by new bi-fold doors, creating a seamless connection to the garden and bringing the outside in.

The recent addition of solar panels with batteries helps to reduce the running costs, and an air source heat pump and a new domestic sewage treatment plant makes it an ideal choice for the eco-conscious.



LOCK HOUSE C.1750



Regulated by R.I.C.S. Giles Birt, B.Sc., M.R.I.C.S



- **Quiet Village Location**
- **Under Floor Heating**
 - **Solar Panels**
- **Garage and Workshop**

- **Large Garden**
- **Air Source Heat Pump**
- **Ample Parking**
- **Log Burner**

Lounge/Kitchen/Diner 32'5" x 19'4" max (9.9 x 5.9 max)

A spacious open plan living and dining space with dedicated lounge, kitchen and dining areas. The kitchen comprises base and wall units, with centre island and solid oak work tops, electric oven and hob, dishwasher and sink with boiling water tap. There's an opening into a handy pantry storage space with shelving. The large bi-fold doors open to the rear garden, leading onto a patio area. To the front of the room is a wood burner with feature slate surround, with sliding patio doors out to the front garden and driveway.

Bedroom One 13'1" x 9'10" (4 x 3)

A good-sized double bedroom with large picture window overlooking the rear garden.

Bedroom Two 10'9" x 10'2" (3.3 x 3.1)

Currently used as an office, the room has built in storage cupboards and large window looking to the front.

Bedroom Three 10'9" x 7'6" (3.3 x 2.3)

Carpet, centre ceiling light point, built in wardrobe, window to the front.

Bathroom 8'10" x 9'10" max (2.7 x 3 max)

Fully tiled room with shower cubicle, WC and wash hand basin. There is space and plumbing for a bath (currently removed), with a window to the rear. There is the opportunity to add underfloor heating, with pipework already in place, as this is already installed in the other rooms.

WC 3'3" x 7'6" (1 x 2.3)

To the rear of the living area is a separate cloakroom, with WC, wall mounted basin, and obscure window to the rear.

Utility Room 9'10" x 8'6" (3 x 2.6)

Separate utility room is accessed from the rear garden, or internally through the garage. The room has a worktop, sink with drainer, space and plumbing for washing machine. The heating system and solar-powered batteries are housed here too.

Garage 15'5" x 9'10" (4.7 x 3)

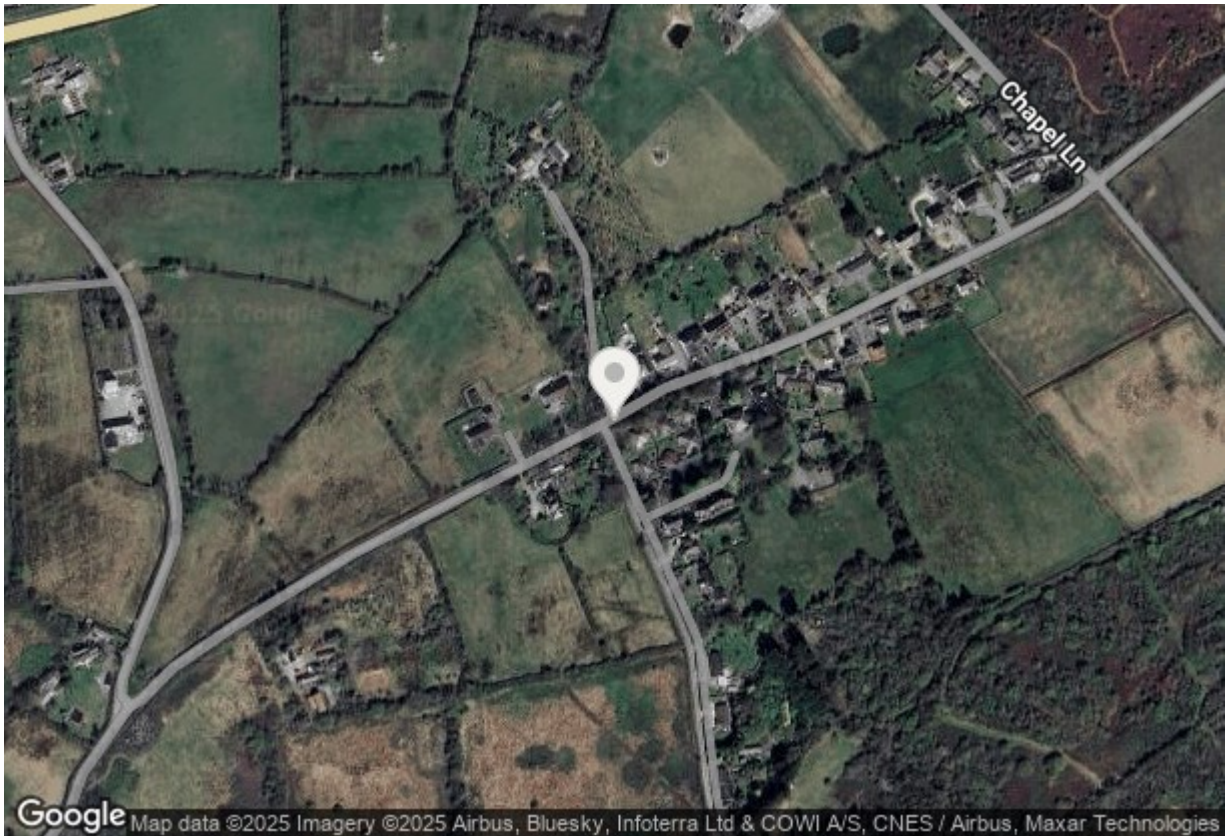
The single garage has an electric roller door to the front and an internal door leading into the hallway. There is also a rear door to utility room.

Please Note

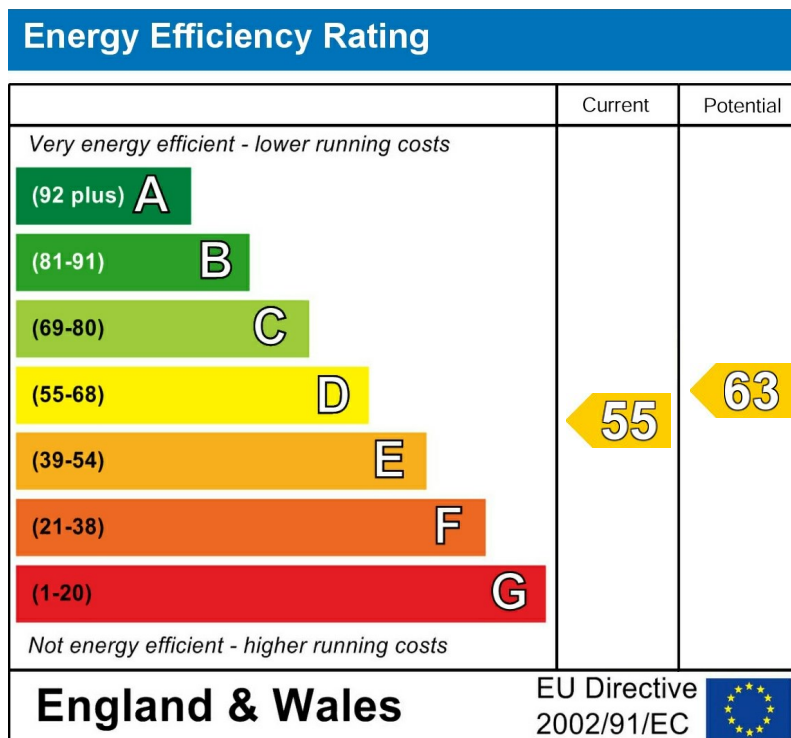
The Pembrokeshire County Council Tax Band is F - approximately for £2956.14 2025/26.

There is under floor heating throughout the property. We are advised that mains electric and water is connected to the property. The heating system is run from an air source heat pump with solar panels reducing the yearly energy bills.

The water is treated by a recently installed domestic treatment plant, sited at the end of the front garden.



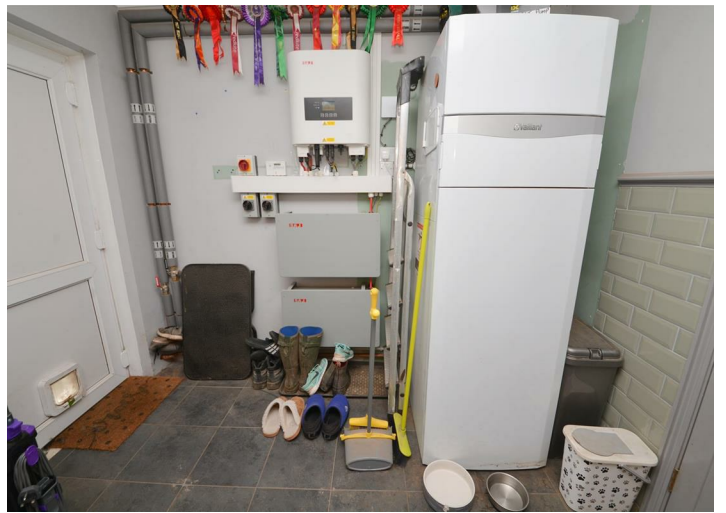
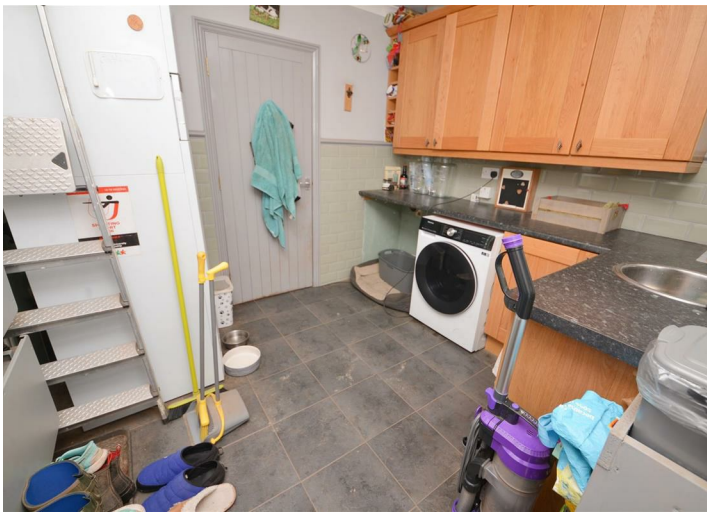
Enter the village of Llanteg off the A477, following signs towards Colby Woodland Gardens. Clayfield is one of the first properties on the left-hand side before the Wanders Rest.











Floor Plan

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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