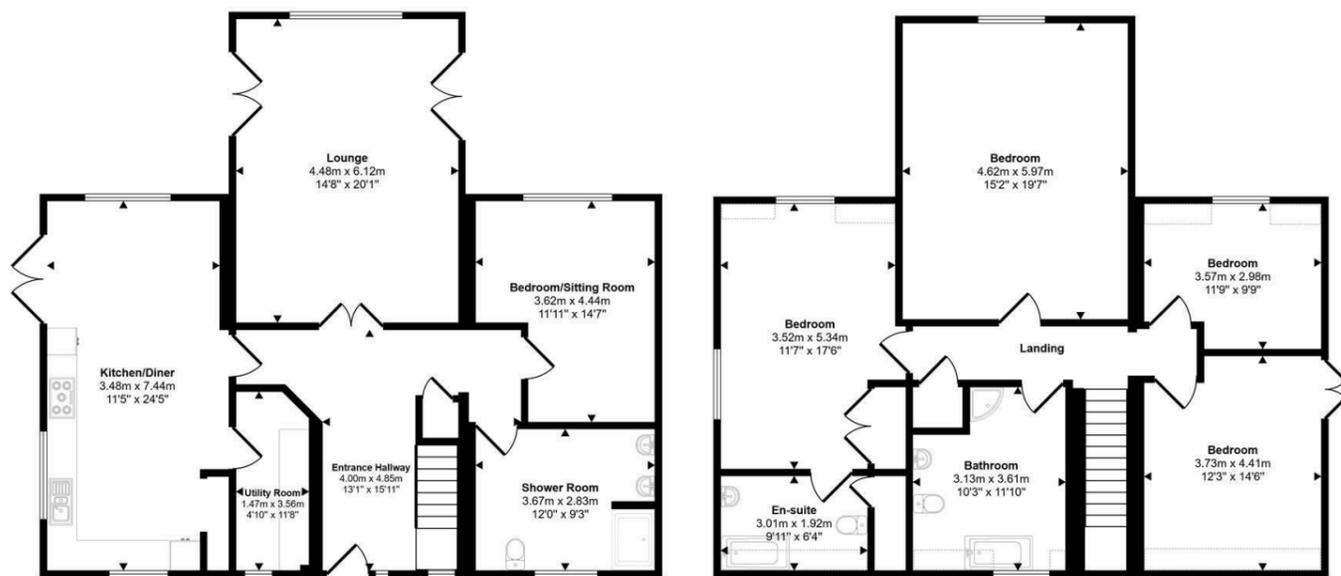


Approx Gross Internal Area
217 sq m / 2333 sq ft



View: By appointment with the Agents

Services: We have not checked or tested any of the Services or Appliances

Tenure: FREEHOLD

Tax: Band F

Oli fired central heating.

Private Drainage

MPO/MPO/OK/03/25

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

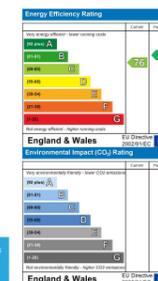


Dolanog Hebron, Whitland, Carmarthenshire, SA34 0XP

- Detached House
- Three Bathrooms
- Rural Views
- Double Garage & Workshop
- Oil Fired Central Heating
- Four/Five Bedrooms
- Beautifully Presented
- Pleasant Location
- No Forward Chain
- EPC Rating: C

£435,000

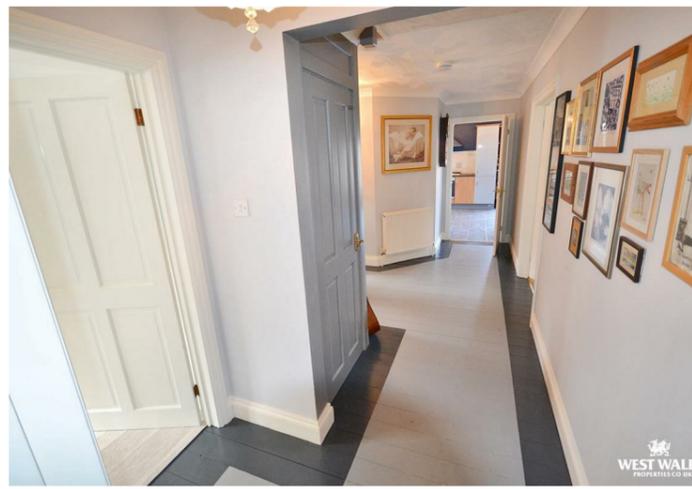
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The Agent that goes the Extra Mile





An opportunity to acquire a four/five bedroom detached house that is beautifully presented, benefiting from no forward chain and situated on the Pembrokeshire border. Dolanog is positioned in the small village of Llanglydwen and within a short drive to amenities and the small towns of Narberth and Crymch. The property is set on an elevated position, offering ample family accommodation with flexible living options and benefits from a double garage, workshop and lovely rural views. Early viewing is highly recommended to appreciate this delightful home that briefly comprises: Entrance hallway, lounge, kitchen/diner, utility room, bedroom/sitting room and shower room. On the first floor are four bedrooms, one with en-suite and a family bathroom. Externally: Well maintained garden and ample driveway parking.

LOCATION:

Llanglydwen is a small, tranquil village positioned at the foot of the Preseli hills and situated approximately 11 miles from the town of Narberth and short drive to the town of Crymch providing everyday amenities and necessities. Llanglydwen is also approximately 3 miles to Glandy Cross providing a convenience store and petrol garage.

Narberth or Arberth in Welsh plays a high profile in Welsh mythology. 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, school and a Museum.



Entrance Hallway

En-suite

Lounge

Bedroom

Kitchen/Diner

Bedroom

Utility Room

Bedroom

Bedroom/Sitting Room

Bathroom

Shower Room

FIRST FLOOR

Landing

Bedroom



DIRECTIONS

From Narberth get onto the A478 passing through Clynderwen and Llandissillo. Reaching Efailwen turn right, signposted for Llanglydwen. Enter the village and go over the bridge. Turn right just after passing The Bont Public House. Continue along the gravelled track and left. Continue to the top of the hill where the property can be found directly in front of you.

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