



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: We are advised FREEHOLD

Tax: Band E

Gas central heating

MPO/MPO/OK/09/24

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

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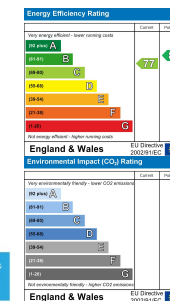


12a Adams Drive, Narberth, Pembrokeshire, SA67 7AE

- Detached House
- Spacious Accommodation
- Gas Central Heating
- Gardens, Garage And Parking
- Studio
- Four Bedrooms
- Well Appointed
- Sought After Location
- No Forward Chain
- EPC Rating: C

£415,000

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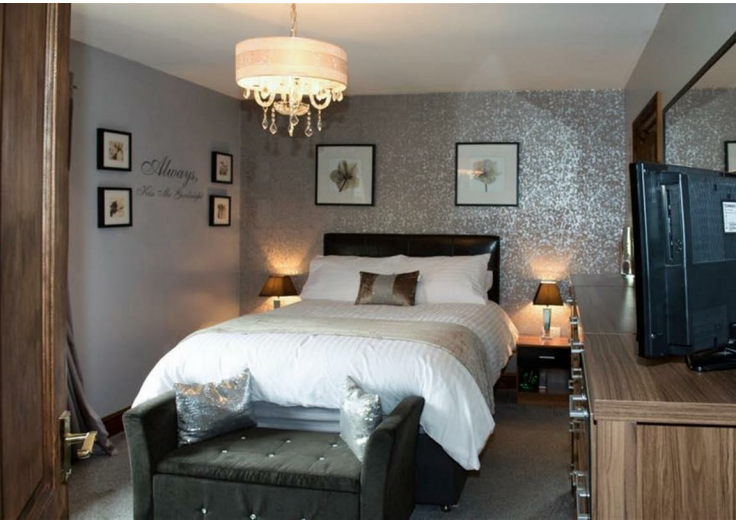


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The Agent that goes the Extra Mile





*****NEW PRICE ON PROPERTY*****

NO FORWARD CHAIN..... Situated in the popular town of Narberth and within walking distance to all amenities and necessities the town has to offer early viewing is highly recommended to appreciate this well-appointed four bedroom detached house offering ample accommodation. The property benefits from gas central heating and has been tastefully decorated with spacious reception areas, briefly comprising: Entrance hallway, cloakroom, lounge, kitchen/diner/family room, utility, four bedrooms, master en-suite and bathroom. Externally: Well maintained garden, garage, studio and ample driveway parking. A gated entrance from the side of the property leads onto a gravelled driveway providing ample parking. The garden to the front of the property is mainly laid to lawn and enclosed. To one side of the property is a block paved patio area ideal for outside dining. The low maintenance garden to the rear is mainly laid to lawn with a paved patio area and a paved pathway that leads to the front of the property.

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 | Bedroom |
| Lounge | Bedroom |
| Kitchen/Diner | Bedroom |
| Utility | Bathroom |
| Cloakroom | |
| FIRST FLOOR | |
| Landing | |
| Bedroom | |
| En-suite | |



DIRECTIONS
From the High Street in Narberth. Proceed up the High Street and bear left onto Moorfield Road. Just after passing The Plas Hyfryd Hotel (on the right) turn right onto Adams Drive where the property can be found immediately on the right hand side.

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