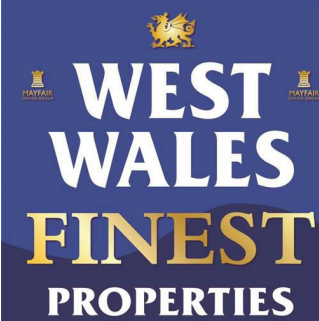




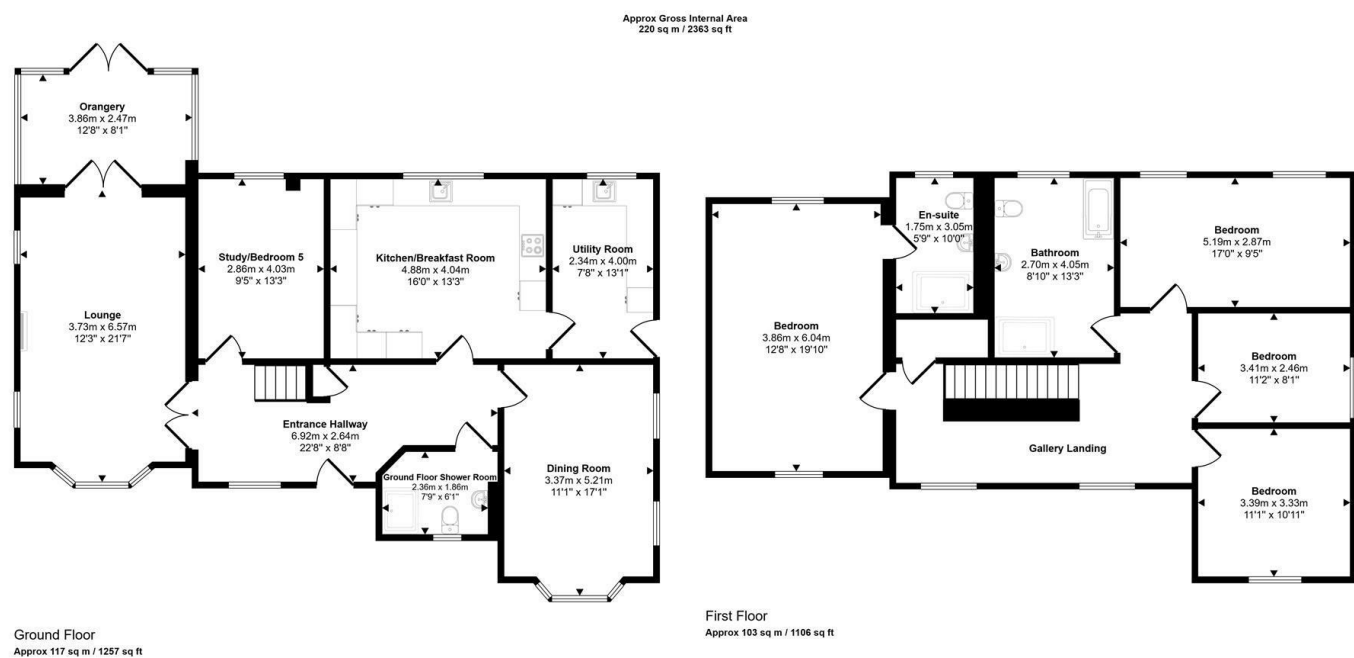
0345 094 3006

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*THE AGENT WITH THE
LONDON CONNECTION*



Calamar Maes Y Dderwen, Narberth, Pembrokeshire, SA67 7PL

- Detached House
- Three /Four Reception Rooms
- Beautifully Presented Throughout
- Double Garage & Ample Driveway Parking
- Sought After Location
- Four/Five Bedrooms
- Three Bathrooms
- Panoramic Mountain Views
- Positioned on 1/3rd Of An Acre (Approx)
- EPC Rating: C

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.

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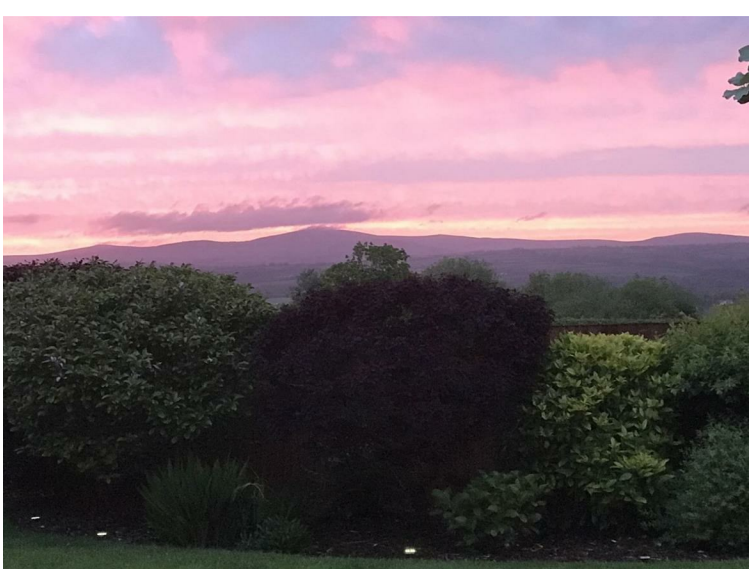
Summary

This immaculately presented detached house is a gardeners paradise & located in the village of Llanddewi Velfrey, and short drive to the bustling town of Narberth and local blue flag beaches. Calamar benefits from panoramic views of the Preseli Mountains and is positioned within approximately 1/3rd of an acre. The property also benefits from UPVC double glazing and has oil fired central heating.

The property offers versatile lifestyle options and is designed with modern living in mind. Situated in a small, cul-de-sac position, the property would make a brilliant family home. Upon entering the property, you are greeted by a welcoming entrance hallway. The ground floor accommodation comprises of a modern walk-in shower room, contemporary kitchen/breakfast room, with a high-quality fitted kitchen with integral appliances and breakfast bar, which benefit from the views of the beautifully maintained gardens. and panoramic views. There is also a utility room leading off the kitchen with plumbing for a washing machine, space for tumble dryer and ample fitted units. The living room is fitted with a feature gas log burner and double doors lead to the Orangery with patio doors leading to the patio overlooking the mature gardens. There is also a generous sized dining room and study/bedroom 5.

On the first floor is a galleried landing providing access to the master bedroom with En-suite, and three further double bedrooms. The modern family bathroom is mainly tiled with a fitted Jacuzzi bath, wash hand basin, W.C and has a separate shower cubicle. The property has been significantly updated by the current vendors creating a stylish contemporary finish.

Externally, a driveway to the front provides ample off road parking and access to a detached double garage. At the rear of the property is a generous patio and various seating areas. The garden has been landscaped to perfection and is predominantly laid to lawn with matured shrubs and bursts with colour which is perfect for alfresco dining. The garden benefits from a greenhouse and garden shed



DIRECTIONS

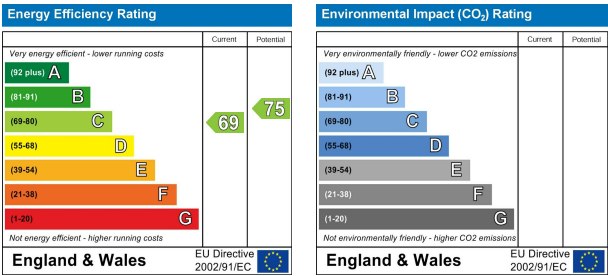
From Narberth head out on the A40 towards Llanddewi Velfrey. Entering the village take the first turning on the right (If you get to the Petrol station you have gone to far). Continue down the lane and turn left into Maes y Dderwen. Continue to the top of the hill where Calamar can be found in the left hand corner.

GENERAL INFORMATION

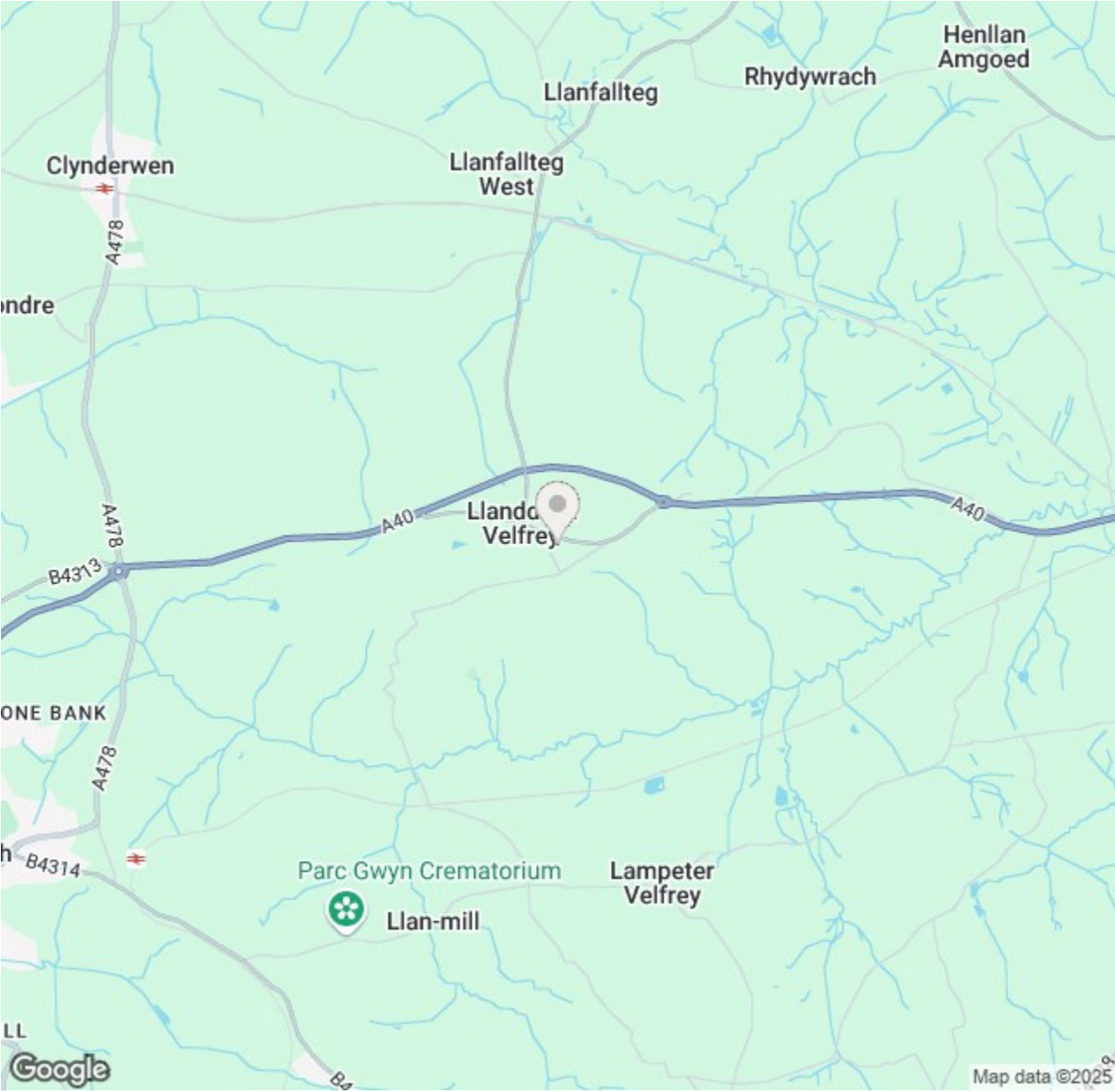
View: By appointment with the Agents Services: We have not checked or tested any of the Services or Appliances
Tenure: We are advised FREEHOLD
Tax: Band G
Oil Fired Central Heating

Please be advised that a member of West Wales Properties has an interest in this property.

MPO/MPO/OK/05/25



AERIAL VIEW



- Entrance Hallway
- Lounge
- Conservatory
- Study/Bedroom
- Kitchen/Diner
- Utility Room
- Dining Room
- Shower Room
- FIRST FLOOR
- Landing
- Bedroom 1
- En-suite
- Bedroom 2
- Bedroom 3
- Bedroom 4
- Bathroom



