

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.

VIEWING: By appointment only via the Agents.

TENURE: Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

Property has Mains Drainage, Mains Electric, Mains Water, Mains Gas, privately owned solar panels.

HEATING: Gas

TAX: E

We would respectfully ask you to call our office before you view this property internally or externally

SSG/ESL/06/25/Ok EIL

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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

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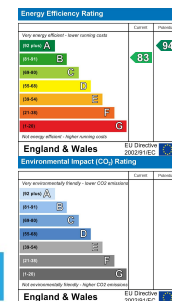


58 Maes Yr Odyn, Narberth, Pembrokeshire, SA67 7FH

- Detached House
- En-Suite to Master Bedroom
- Modern Timber Framed Construction
- Cul-de-Sac Location
- Driveway Parking
- 4/5 Bedrooms
- Kitchen/Diner with Pantry
- Utility Room And Downstairs WC
- Enclosed Rear Garden with Undercover Seating Area
- EPC Rating: B

Offers In The Region Of £370,000

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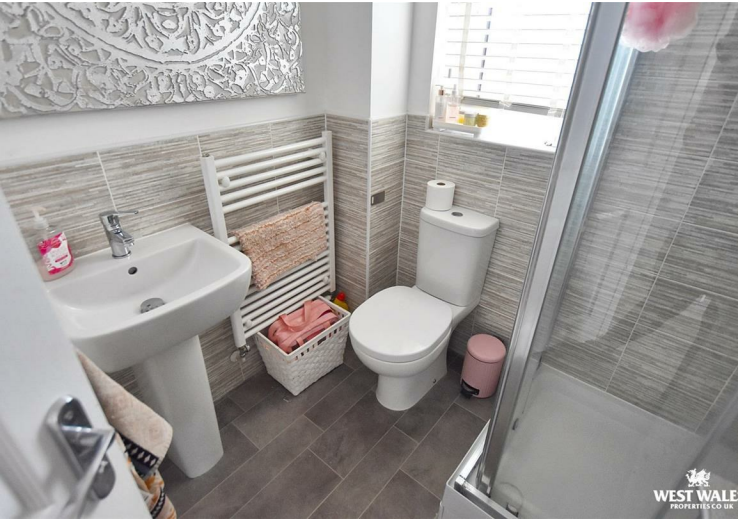
****NO ONWARD CHAIN**** Located in the cul-de-sac of Maes Yr Odyn, Narberth, this splendid detached family home offers a perfect blend of modern living and comfort and is geared up for busy family life. Built in 2020, the property sits within a popular and well-tended residential estate, close to the centre of Narberth town.

The layout of the property briefly comprises: entrance hall, lounge which is open to the modern kitchen/diner fitted with wall and base units, pantry & peninsula breakfast bar making it ideal for entertaining or enjoying quiet evenings at home, a door leads through to a utility room/boot room and downstairs WC. The garage has been thoughtfully converted into a versatile fifth bedroom, office, or playroom, catering to the diverse needs of modern family life. On the first floor a central landing area leads through to a master bedroom with en-suite shower room, three further bedrooms and a family bathroom. The property is of a modern timber framed construction and is served by double glazing and gas central heating.

Externally, the low-maintenance rear garden is enclosed, and is laid to a patio seating area, ornamental bark and has a pergola, providing a safe and private outdoor space for children to play or for hosting summer gatherings. There is parking for two vehicles on the driveway at the front of the property. Additionally, the home is conveniently located close to local amenities, making daily errands and leisure activities easily accessible.

This delightful property is perfect for those seeking a modern family home in a desirable location. Don't miss the opportunity to make this house your new home.

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



DIRECTIONS

From the High Street in Narberth proceed up the hill bearing right into Spring gardens. At the junction turn left. Continue along Jesse Road until reaching Maes Yr Odyn on the right hand side (opposite the Police Station). Continue towards the top of the development where number 38 can be found on the right hand side.
What3Words:///blushes.hinted.commuting

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