

**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 Electric, Mains Water

**HEATING:** Oil

**TAX:** Band E

This property is served by private drainage.

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

SSG/ESL/08/25/DRAFT

**FACEBOOK & TWITTER**

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

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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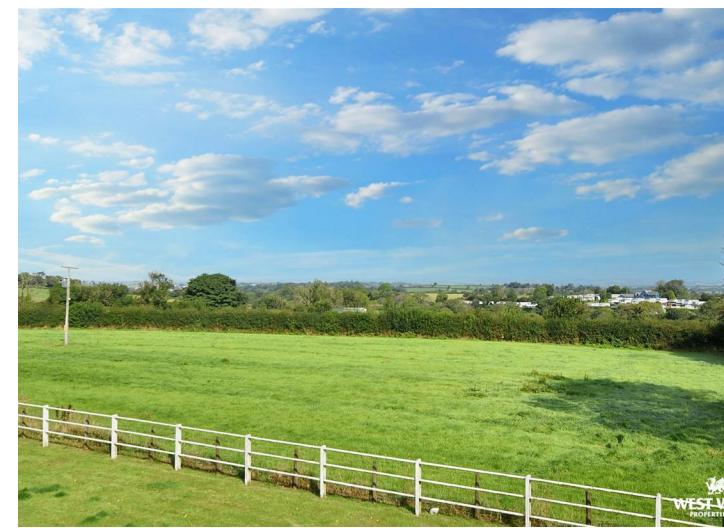


## Windrush Princes Gate, Narberth, Pembrokeshire, SA67 8TF

- Detached Bungalow
- Views To The Rear
- Double Garage & Driveway Parking
- 2.7 Acre Paddock (entire plot 3.3 Acres Approximately)
- Commercial Garage And Stable Block
- No Forward Chain
- EPC Rating: D

**Offers In The Region Of £650,000**

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## DIRECTIONS

From the town of Narberth head out of town on Station Road (B4314) to Princes Gate. Upon reaching the cross roads at Princes Gate turn right toward Cold Blow. Continue a short distance along the road until reaching the property on the right hand side.  
What3Words://bedding.carbonate.hero

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.