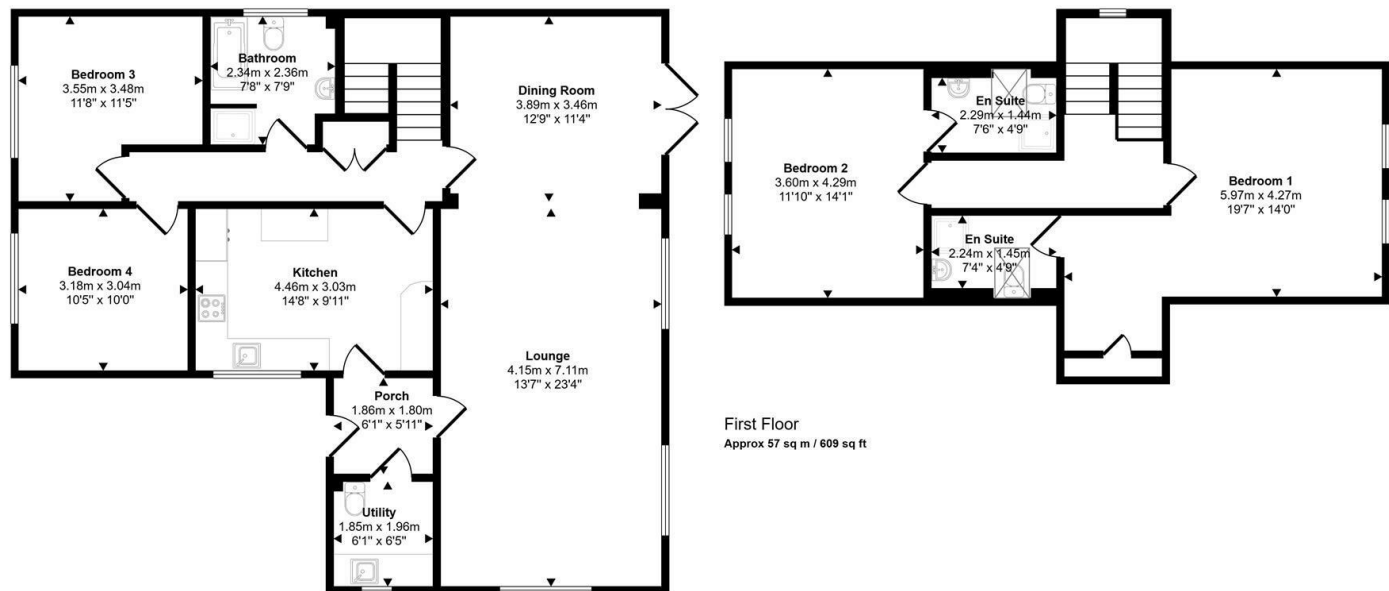


Approx Gross Internal Area
162 sq m / 1745 sq ft



Ground Floor
Approx 106 sq m / 1136 sq ft

First Floor
Approx 57 sq m / 609 sq ft

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.

TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, private drainage shared with neighbour
HEATING: Oil
TAX: Band F

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

SSG/ESL/09/25/DRAFT

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

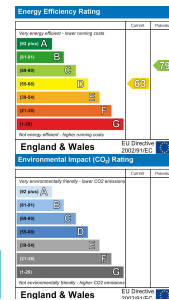


Blackthorn Lodge Cold Blow, Narberth, Pembrokeshire, SA67 8RR

- Detached Dormer Bungalow
- Four Double Bedrooms (Two En-Suite)
- Detached Double Garage
- No Onward Chain
- 34ft Lounge/Diner
- Well Presented
- Driveway Parking
- Village Location
- Oil Fired Heating
- EPC Rating: D

Offers In Excess Of £390,000

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The Agent that goes the Extra Mile





Welcome to Blackthorn Lodge, a well presented detached dormer bungalow located on a private road in the popular village of Cold Blow, convenient for Narberth, Tenby, and the A477 trunk road leading to M4 corridor.

The layout briefly comprises of an entrance porch leading to a utility area with WC, a 34ft living/dining room benefitting from double aspect windows and French doors to the garden, a kitchen/breakfast room, two bedrooms and a family bathroom on the ground floor. On the first floor, there are two further double bedrooms, both served by their own en-suite shower rooms. The property is well presented with a neutral decoration and wood effect flooring throughout, served by double glazing with oil fired central heating.

Externally, there is a driveway to the front providing ample off road parking and access to the detached double garage. The property sits within wraparound lawned gardens, with established boundaries and a patio seating area.

This well equipped family home boasts no onward chain, making viewings highly recommended!

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



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 along the B4314 until you reach the crossroads where you turn left to stay on the B4314. The property can be found immediately after the turning on the left hand side.
What3Words:///detergent.flush.drilled

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