

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 Private Drainage, Mains Electric, Mains Water

HEATING: Oil

TAX: F

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

ADD/ESL/10/24/OK EJJ

FACEBOOK & TWITTER

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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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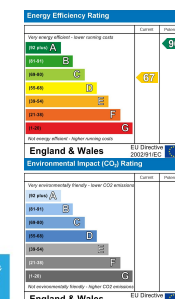


Goleufryn Clarbeston, Clarbeston Road, Pembrokeshire, SA63 4RA

- Detached House
- Countryside Views
- Wraparound Garden
- Four Double Bedrooms
- Oil Fired Central Heating
- Character Features
- Off Road Parking
- No Onward Chain
- Beautifully Presented
- EPC Rating: D

Offers Over £425,000

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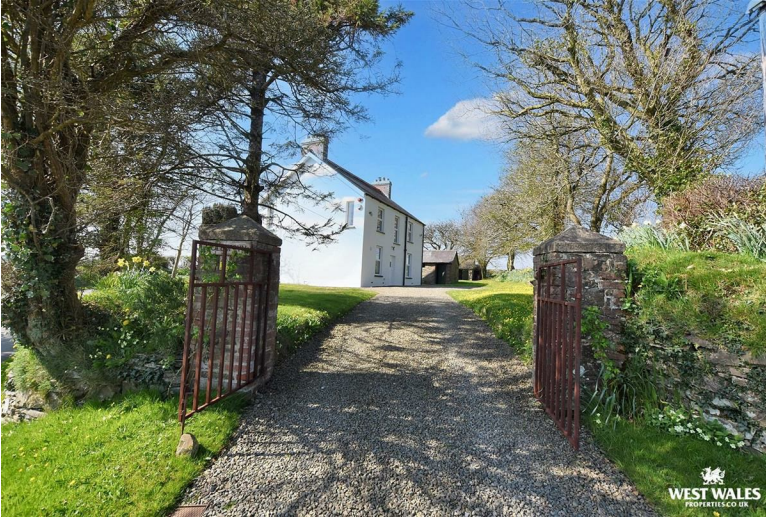
Welcome to this charming detached house located close to the rural village of Clarbeston Road. This period property, formerly a vicarage, was built in 1901 and boasts a delightful blend of character and modern comforts, making it a truly unique find.

The layout comprises of porch, open plan lounge/dining area and kitchen perfect for entertaining guests or simply relaxing with family and friends and a WC. First floor four bedrooms and a family bathroom. The property benefits from oil central heating and double glazing.

Situated in a countryside location, this property offers stunning views with the wraparound gardens providing the perfect setting for enjoying the outdoors, whether it's a morning coffee or an evening barbecue. There are two outbuildings, a barn with double doors which is perfect for a workshop or storage, but offers the potential to be converted subject to and necessary planning permission. A smaller outbuilding with electricity supply and sink currently being used as a utility room. A gravelled driveway offers ample vehicular parking.

This house is beautifully presented, showcasing a perfect balance of period features and contemporary finishes. The charm of the past meets the convenience of the present in this lovely home.

Located near the village of Clarbeston Road, 7 miles northeast of Haverfordwest, and 7 miles from Narberth, where doctors, dentists and supermarkets can be found. The village benefits from a railway station providing links to Haverfordwest, Carmarthen, Swansea, and Cardiff and a public house and is in the catchment area for the primary school nearby. The Preseli Hills and beautiful Llys y Fran Reservoir country park are within easy reach for wonderful country walks.



DIRECTIONS

From our Haverfordwest Office, head through the High Street and take your first right into Dark Street, continue onto Mariners Square, turn right onto Barn St/A487, go through 1 roundabout and at the next Roundabout, take the 3rd exit onto the B4329. Continue on Cardigan Road, and at the next Roundabout take the 2nd exit onto the B4329. Follow road for approx 5.4 miles, into Clarbeston Road. Turn left in the village staying on Market place Market Place and go over the railway bridge & continue along the road, take the 2nd right and follow the road around, where you will find the property on the right-hand side. What3Words:///duke.shaver.headlines

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