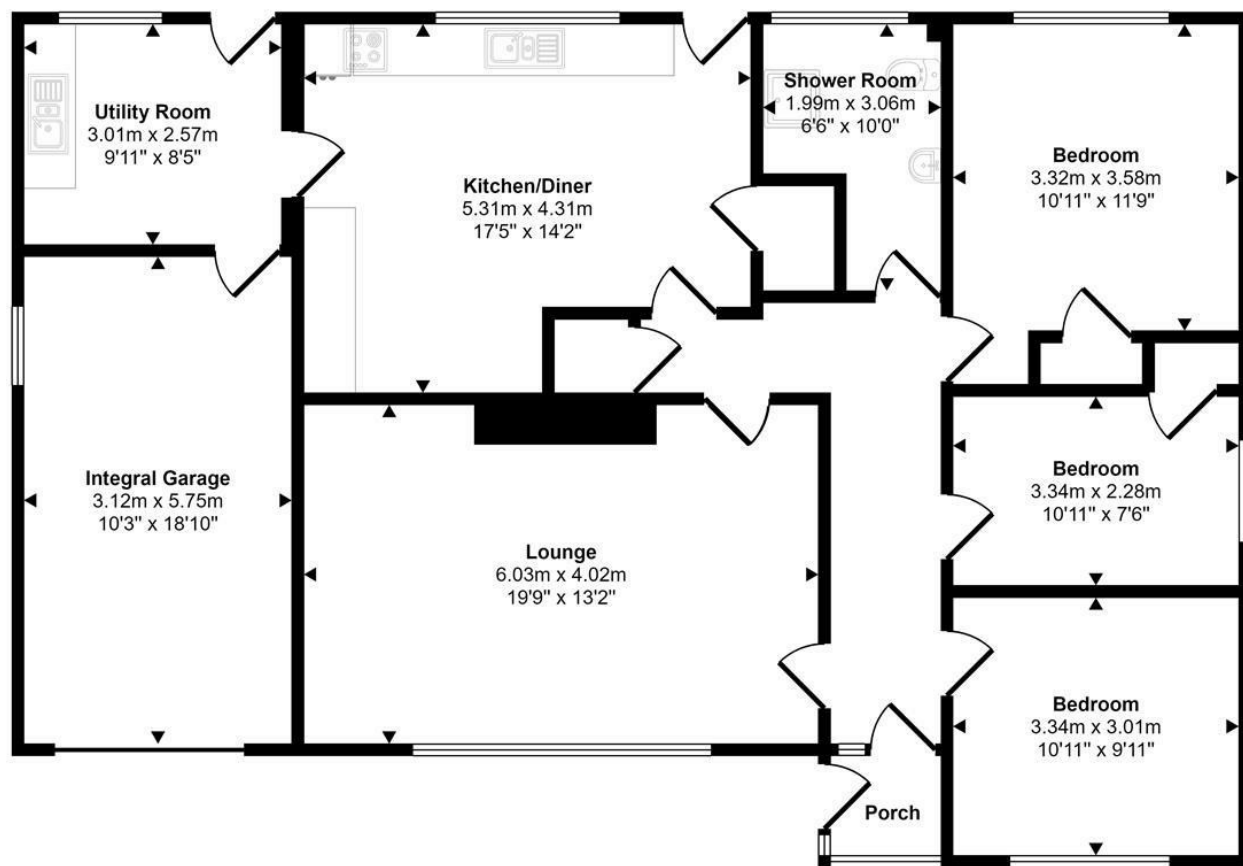


Approx Gross Internal Area
127 sq m / 1365 sq ft



Floorplan

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.

View: By appointment with the Agents

Services: We have not checked or tested any of the Services or Appliances

Tenure: FREEHOLD

Tax: Band D

Oil fired central heating.

MPO/MPO/OK/06/23

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.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Calamar, 19 Maes Y Dderwen, Narberth, Pembrokeshire, SA67

7PL

EMAIL: narberth@westwalesproperties.co.uk

TELEPHONE: 01834 860900

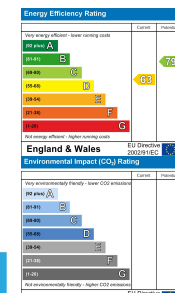


Colva Maenclochog, Clynderwen, Pembrokeshire, SA66 7LQ

- Detached Bungalow
- Well Presented
- Spacious Accommodation
- Ample Driveway Parking
- Pleasant Location
- Three Bedrooms
- No Forward Chain
- Garage
- Front & Rear Gardens
- EPC Rating: D

£280,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



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The Agent that goes the Extra Mile





Colva is a beautifully presented detached three bedroom bungalow that offers deceptively spacious accommodation. The property is positioned on a good size plot and benefits from partial rural views, a garage and ample driveway parking. The property is situated in the popular village of Maenclochog providing amenities and within approximately 10 miles to the bustling town of Narberth. Early viewing is highly recommended to appreciate this delightful home that briefly comprises: Entrance hallway, lounge, kitchen/diner, utility room, three bedrooms and bathroom. The garden is well maintained and enclosed.

LOCATION:
 The origin of the name Maenclochog is unclear. It appears to be made up of two Welsh words, maen ("stone") and clochog ("bells"). A local tale reports that there were stones near Fynnon Fair, ("Mary's Well"), to the south of the village, which rang like bells when struck, but these were blown to bits by treasure-hunters, under the mistaken belief that they concealed a golden treasure. The village has a thriving community and has a local committee that talks about what is important to the village. There is an award-winning general store and two petrol stations with an MOT service. Located in the centre of the village is St.Marys church, the play-park and the green. In the village there are many businesses that include two electrical wholesalers, an art gallery, several catering businesses, a hair salon, dog grooming and dog hydrotherapy . There is a popular primary school and a carpenters situated about 50 metres North-West from the church. A family-run pub and a thriving cafe are on opposite sides of the green. A well-appointed community hall hosts many events throughout the year.



- Entrance Porch**
- Entrance Hallway**
- Lounge**
- Kitchen/Diner**
- Utility Room**
- Bedroom**
- Bedroom**
- Bedroom**
- Shower Room**
- Integral Garage**



DIRECTIONS
 Leaving the town of Narberth get onto the A478 heading for Clynderwen. Just after entering Clynderwen turn left, signposted for Maenclochog. Continue along following signs for Maenclochog. At the T junction turn left. Continue along this road until reaching the property on the left hand side.

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