



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 misstatement. Some of items such as bathroom suites are representations only and may not look like the real items. Made with HomeSnap 360.

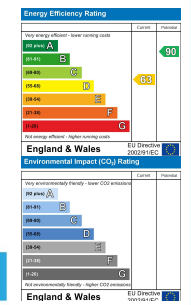


Pen y Bryn Llanfallteg, Narberth, Carmarthenshire, SA34 0UP

- Three Bedroom House & Two Bedroom Converted Barn
- No Forward Chain
- Well Maintained Garden
- Outbuildings
- Viewing Recommended
- Beautifully Presented
- Ample Accommodation
- Ample Parking & Carport
- Pleasant Location
- EPC Rating: D and E

£650,000

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



View: By appointment with the Agents
Services: We have not checked or tested any of the Services or Appliances
Tenure: FREEHOLD
Tax: Band F
Private drainage
Oil fired central heating and Electric heating.

MPO/MPO/OK/08/23

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
TELEPHONE: 01834 860900
EMAIL: narberth@westwalesproperties.co.uk



Calamar, 19 Maes Y Dderwen, Narberth, Pembrokeshire, SA67 7PL
EMAIL: narberth@westwalesproperties.co.uk TELEPHONE: 01834 860900

The Agent that goes the Extra Mile





THREE BEDROOM HOUSE AND TWO BEDROOM CONVERTED BARN WITH NO FORWARD CHAIN. Situated in a tranquil location and within 3 miles to the bustling town of Narberth viewing is highly recommended to appreciate this rare opportunity that offers an array of options. This could be exactly what you are looking for if you require a total change of lifestyle or multi-generational living. Pen y Bryn is a beautifully presented property that offers ample family accommodation that briefly comprises: Entrance hallway, lounge, kitchen/diner, utility room and shower room. On the first floor are three bedrooms and a bathroom. Attached to Pen y Bryn is the converted barn which is equally well presented and transformed into a spacious self contained two bedroom property. The converted barn has been tastefully decorated with the accommodation comprising of a hallway, lounge/diner, kitchen, two double bedrooms and bathroom. The property is accessed via a gated entrance that leads to a yard that provides ample parking for numerous vehicles. There is a well maintained garden that is mainly laid to lawn with various established trees and shrubs. The property also benefits from outbuildings, potting shed and carport.



PEN Y BRYN

Entrance Hall

Lounge

Kitchen/Diner

Utility Room

Shower Room

First Floor

Bedroom

Bedroom

Bedroom

Bathroom

THE BARN

Entrance Hallway

Lounge Diner

Kitchen

Bedroom

Bedroom

Bathroom



DIRECTIONS

From the town of Narberth get onto the A40 heading towards the village of Llanddewi Velfrey. Entering the village turn left for Llanfallteg. Continue along this road and go over the railway bridge. Take the next left turning (signpost for Llandissilio) and continue up the hill 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.