

Plot 5 Maes Elwyn John, Reynalton, Narberth, Pembrokeshire, SA68 0PE

- Detached House
- Sought After Location
- Nearing Completion
- Garage
- Garden
- Three Bedrooms
- New Build
- Solar Panels
- Driveway Parking
- EPC Rating: To be confirmed

£295,000



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

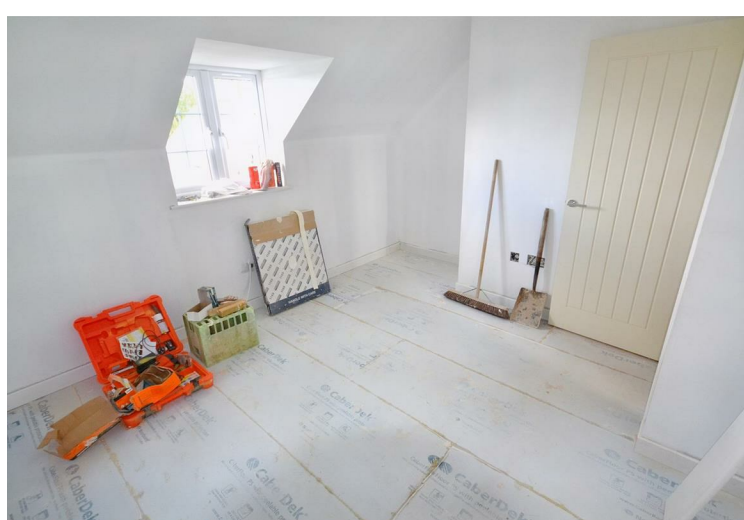
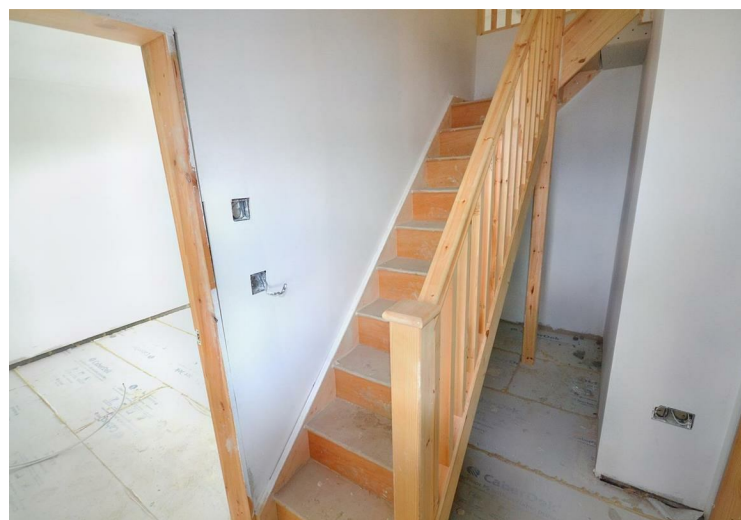
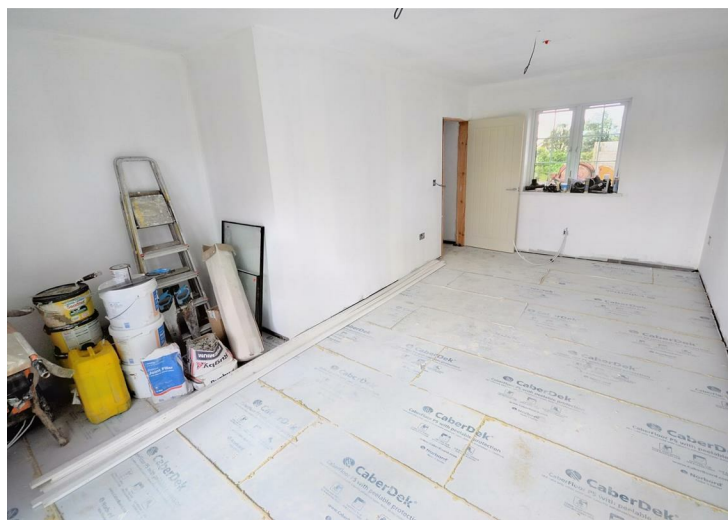
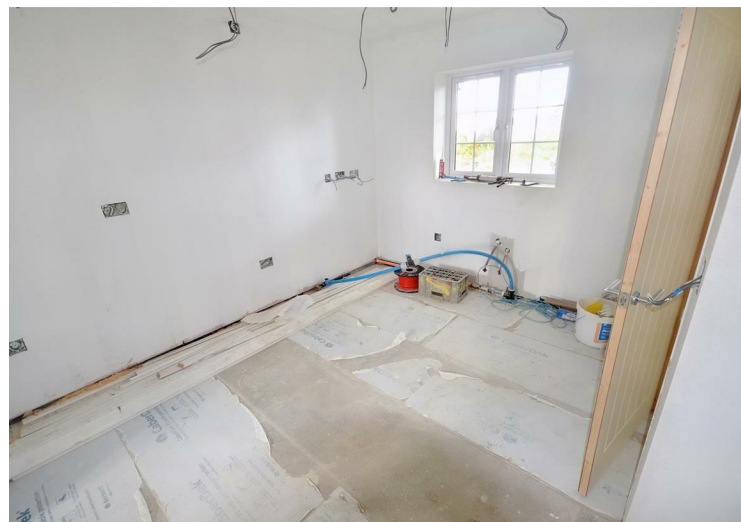
View: By appointment with the Agents
Services: We have not checked or tested any of the Services or Appliances
Tenure: FREEHOLD
Tax: Band to be confirmed
Solar panels providing low energy costs.
Oil fired central heating

MPO/MPO/OK/09/23

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.

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NEW BUILD DETACHED HOUSE.... An opportunity to acquire a three bedroom detached house that is currently under construction. The property is positioned on a small select development situated in a sought after location of Reynalton and short drive to the bustling town of Narberth and within easy access to the local seaside resorts of Saundersfoot and Tenby. The property is to be built to a high specification with energy and stringent building regulations being a priority. The property will briefly comprise: Entrance hallway, cloakroom, lounge/diner, kitchen, utility room, three bedrooms and family bathroom. Externally: Garage, Driveway Parking, Front and Rear Gardens.

LOCATION

Narberth or Arberth in Welsh plays a high profile in Welsh mythology. The former town hall which 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 of independent shops including craft and art galleys, bars and restaurants and boutiques. The town has everything you can need with health, dental, fitness and community centres and a Museum. Narberth is twinned with Ludlow and both towns celebrate an annual food festival which takes place on the fourth weekend of September every year. 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. Narberth is within close proximity to the blue flag beaches of Tenby and Saundersfoot and easy access to the County Towns of Haverfordwest and Carmarthen.

Entrance Hallway

Cloakroom
7'4" x 2'6" (2.256 x 0.781)

Kitchen
11'10" x 10'8" into recess (3.617 x 3.272 into recess)

Utility Room
9'3" x 7'5" (2.820 x 2.270)

Lounge/Diner
19'10" x 12'10" into recess (6.063 x 3.930 into recess)

Integral Garage

FIRST FLOOR

Landing

Bedroom
13'1" into recess x 11'2" (4.010 into recess x 3.413)

Bedroom
12'0" into recess x 11'8" (3.678 into recess x 3.567)

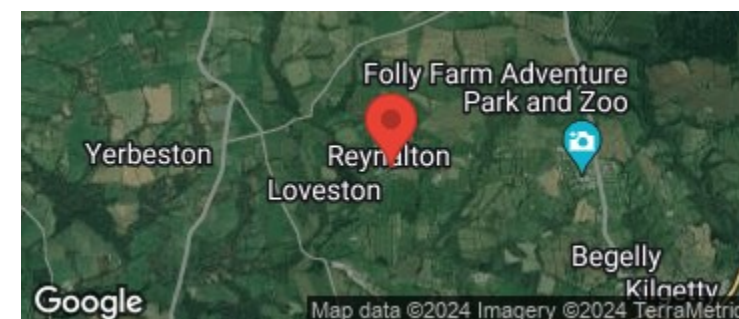
Bedroom

12'10" into recess x 7'10" (3.926 into recess x 2.407)

Bathroom

8'0" max x 8'5" max (2.457 max x 2.571 max)

DIRECTIONS



Leaving the town of Narberth on the A478 enter the village of Templeton, continue down the hill and and bear right at the Boar's Head signposted Reynalton. Continue forward for approximately 1.5 miles and turn left for Reynalton. Travel into the village of Reynalton, and turn left to Maes Elwyn John. Continue to the top of the cul-de-sac where the property can be found.

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