

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.

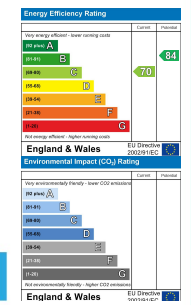


### 3 The Hawthorns, Coxhill, Narberth, Pembrokeshire, SA67 7UP

- Detached House
- Master En-suite
- Gas Central Heating
- Garage & Driveway Parking
- Pleasant Location
- Four Bedrooms
- Two Reception Rooms
- Front & Rear Garden
- No Forward Chain
- EPC Rating: C

**Price Guide £425,000**

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: We are advised FREEHOLD  
 Tax: Band F  
 Gas central heating  
 MPO/MPO/OK/02/24

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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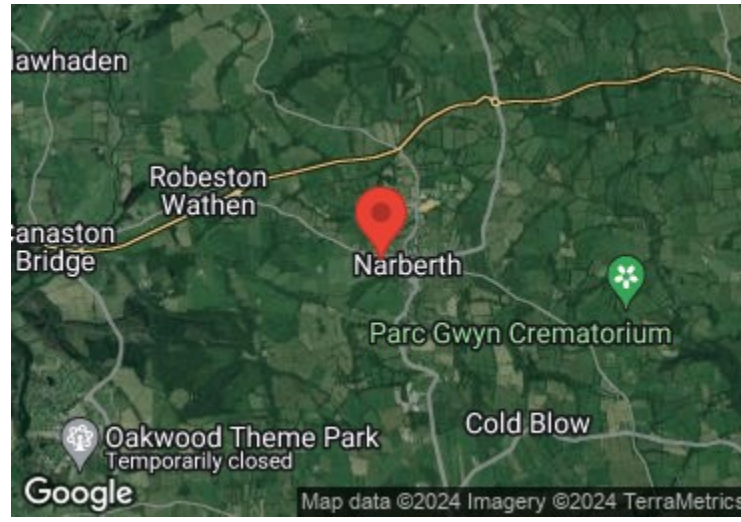


Situated in the heart of the popular town of Narberth and within walking distance to all amenities and necessities the town has to offer, early viewing is highly recommended to appreciate this delightful four bedroom detached house offering spacious accommodation. The property is nicely appointed that benefits from no forward chain. The accommodation briefly comprises: Entrance hallway, cloakroom, lounge/diner, dining room/study, kitchen, utility room, , four bedrooms (Master En-suite) and family bathroom. Externally: Front and rear gardens, integral garage and driveway parking.

**LOCATION:**  
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. 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.



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|--------------------------|--------------------|
| <b>Entrance Hallway</b>  | <b>FIRST FLOOR</b> |
| <b>Lounge/Diner</b>      | <b>Landing</b>     |
| <b>Dining Room/Study</b> | <b>Bedroom</b>     |
| <b>Kitchen</b>           | <b>En-suite</b>    |
| <b>Utility Room</b>      | <b>Bedroom</b>     |
| <b>Cloakroom</b>         | <b>Bedroom</b>     |
| <b>Integral Garage</b>   | <b>Bedroom</b>     |
|                          | <b>Bathroom</b>    |



**DIRECTIONS**  
Continue up the High Street in Narberth and take the left hand fork passing the Plas Hyfryd Hotel on the right. Continue a short distance further and turn left into The Hawthorns. Continue into the cul-de-sac where number 3 can be found in the left hand corner.

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.