

Approx Gross Internal Area  
116 sq m / 1253 sq ft



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: We are advised FREEHOLD

Tax: Band E

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.

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

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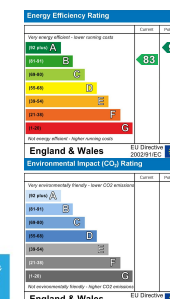


## Cae Tyddyn Narberth, Pembrokeshire, SA67 7FG

- Detached House
- Master En-suite
- Beautifully Presented
- No Forward Chain
- Garage & Driveway Parking
- Four Bedrooms
- Spacious Living Accommodation
- Gas Central Heating
- Front & Rear Garden
- EPC Rating: B

£330,000

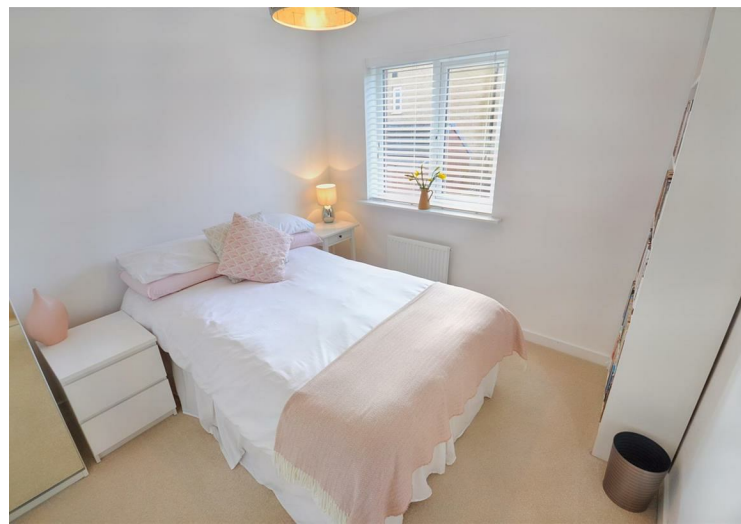
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**The Agent that goes the Extra Mile**





Situated in 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 that offers spacious accommodation and benefits from no forward chain. The property is beautifully presented with well maintained gardens, driveway parking and an integral garage. In brief the property comprises: Entrance hall, lounge, kitchen/diner, utility room, cloakroom, four bedrooms (Master En-suite) and family bathroom.

**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.

**Entrance Hall**

**Lounge**

**Kitchen/Diner**

**Utility Room**

**Cloakroom**

**Integral Garage**

**FIRST FLOOR**

**Landing**

**Bedroom**

**En-suite**

**Bedroom**

**Bedroom**

**Bedroom**

**Bathroom**

**DIRECTIONS**



From the High Street in Narberth proceed up the hill bearing right into Spring gardens. At the junction turn left. Continue along Jesse Road until reaching Maes Yr Odyn on the right hand side ( opposite the Police Station). Turn right onto Maes Yr Odyn and immediately right onto Cae Tyddyn, where number 2 can be found on the left hand side.

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