

**GENERAL INFORMATION**  
**VIEWING:** By appointment only via the Agents.  
**TENURE:** We are advised Freehold  
**SERVICES:** We have not checked or tested any of the services or appliances at the property.  
**TAX:** Band H  
**Mains Drainage**  
**Main Gas**  
 Please be advised that part of the driveway is shared by one neighbouring property.  
 Any floorplans provided are included as a service to our customers and are intended as a **GUIDE TO LAYOUT** only. Dimensions are approximate. **NOT TO SCALE.**

MPO/MPO/OK/04/24

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**

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

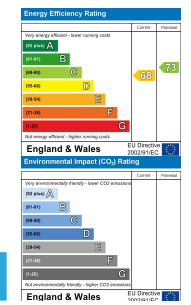


**Uley House Jesse Road, Narberth, Pembrokeshire, SA67 7DP**

- Detached House
- Two Reception Rooms
- Conservatory
- Well Maintained Grounds
- Sought After Location
- Four Double Bedrooms
- Kitchen/Diner
- Attached Two Bedroom Annex
- Garage, Workshop & Stable
- EPC Rating: D

**£820,000**

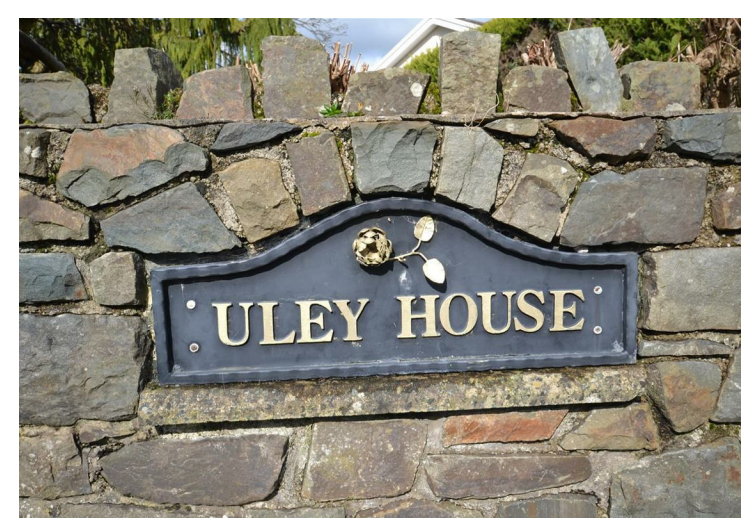
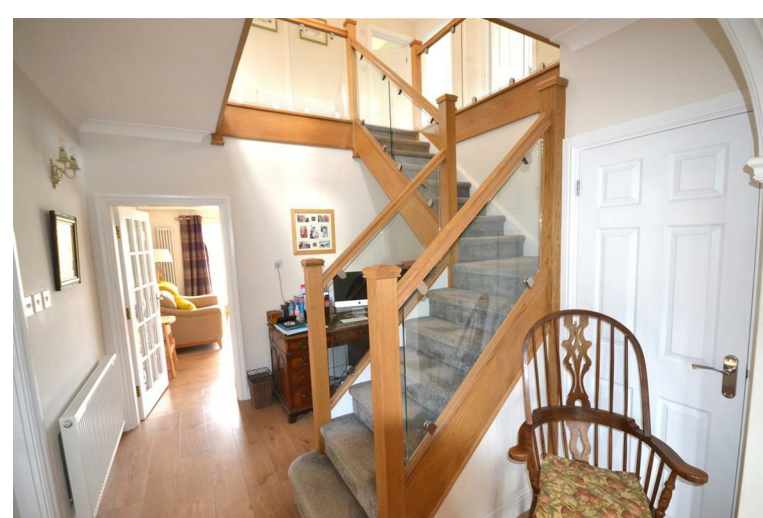
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**The Agent that goes the Extra Mile**

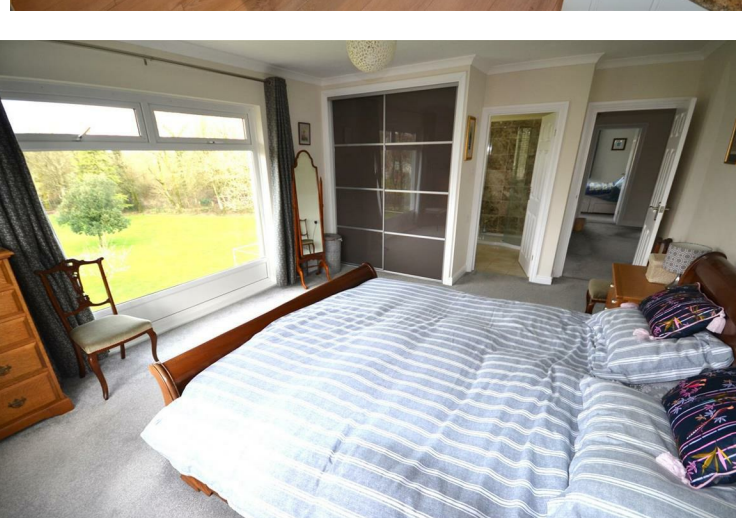




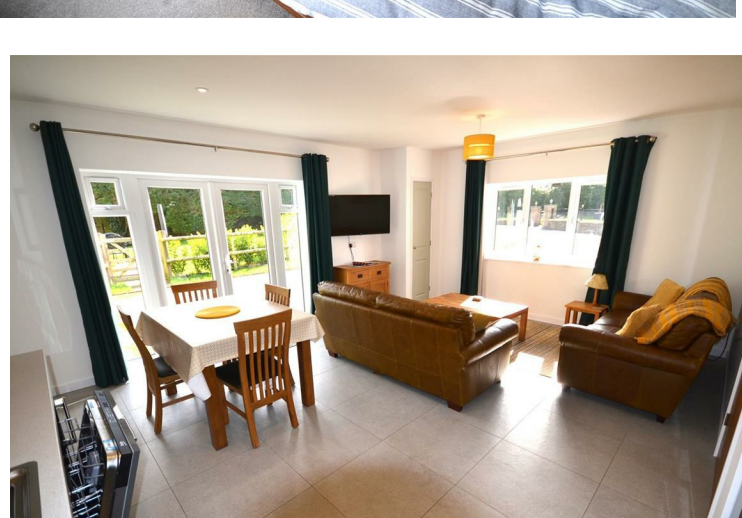
An immaculately presented substantial, detached 4 bed detached residence with an adjoining 2 bedroom annex ,currently utilized as a holiday let, positioned within approximately 1 1/4 acres, situated within close proximity and within walking distance of the cosmopolitan and thriving town of Narberth providing, shops, restaurant's, health centre, schools, train station, to name but few and within a short drive to the local Pembrokeshire beaches.

The property benefits from well maintained gardens, garage, workshop, stables, woodstore and ample parking. The accommodation, which is finished with a modern interior throughout briefly comprises; Entrance hall, lounge, family room, kitchen/diner. conservatory, utility room, boiler room, four double bedrooms (Master En-suite) and family bathroom. The attached 2 double bedroom annex, provides the opportunity of further accommodation or the opportunity of income potential as our current vendors have in place.

This superior, outstanding property is highly recommended to view in order to be appreciated  
**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. 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.



<b>ULEY HOUSE</b>	<b>Bedroom</b>	<b>Bedroom</b>
<b>Entrance Hallway</b>	<b>En-suite</b>	<b>Bedroom</b>
<b>Lounge</b>	<b>Bedroom</b>	<b>Bathroom</b>
<b>Family Room</b>	<b>Bedroom</b>	<b>Garage</b>
<b>Kitchen/Diner</b>	<b>Bedroom</b>	20'10" x 16'4" max (6.358 x 4.992 max)
<b>Conservatory</b>	<b>Bathroom</b>	<b>Workshop</b>
<b>Rear Hallway</b>	<b>ULEY BACH (ANNEX)</b>	30'6" x 21'10" (9.304 x 6.673)
<b>Utility Room</b>	<b>Entrance Hallway</b>	<b>Stable</b>
<b>Boiler Room</b>	<b>Cloakroom</b>	11'10" x 10'2" (3.630 x 3.118)
<b>Cloakroom</b>	<b>Open Plan Living Area</b>	<b>Store Room</b>
<b>FIRST FLOOR</b>	<b>FIRST FLOOR</b>	10'2" x 6'1" (3.116 x 1.875)
<b>Galleried Landing</b>	<b>Landing</b>	<b>Woodstore</b>
		19'5" x 9'4" (5.924 x 2.856)



**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 the entrance for Uley House on the left hand side. Just before the Police Station.

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