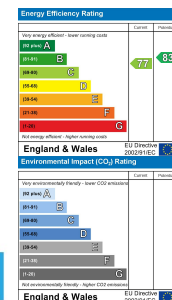


Maes Haf Efailwen, Clynderwen, Pembrokeshire, SA66 7UX

- Detached House
- Master En-suite And Dressing Room
- Well Presented
- Solar Panels
- Enclosed Garden
- Five Bedrooms
- Two Reception Rooms
- No Forward Chain
- Garage And Ample Parking
- EPC Rating: C

£385,000

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.
Solar Panels providing low energy costs.

MPO/MPO/OK/26/4/24

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

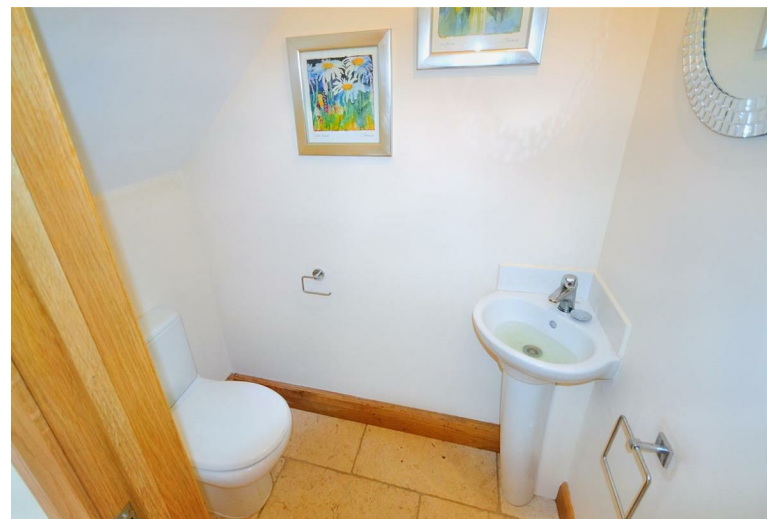
TELEPHONE: 01834 860900



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The Agent that goes the Extra Mile





EASY COMMUTER DISTANCE FOR THE COUNTY TOWNS OF HAVERFORDWEST, CARDIGAN AND CARMARTHEN. A substantial detached five bedroom property situated in the semi rural location of Efailwen and short drive to the towns of Narberth and Crymch providing amenities and necessities. The property is well appointed offering ample family accommodation and benefits from no forward chain and solar panels providing low energy costs. Early viewing is highly recommended to appreciate this delightful home that briefly comprises: Entrance hallway, lounge, dining room, kitchen/breakfast room, utility room, cloakroom, five bedrooms, Master en-suite and dressing room, bathroom. Externally: Enclosed rear garden, garage and ample driveway parking.

LOCATION:

The history of the hamlet of Efailwen is associated with the Rebecca Riots. On 13 May 1839, the tollgate at Efailwen was the first to be attacked in what would later become known as the Rebecca Riots, an uprising by poor farmers to abolish what they believed was unfair taxation. Efailwen is just 7.5 miles to the Cosmopolitan town of Narberth with all its amenities and approximately 17 miles to the County town of Haverfordwest. For the children Efailwen has its own primary school and buses serve other local secondary schools.

Entrance Hallway

Cloakroom

5'4" x 3'1" (1.648 x 0.951)

Lounge

25'3" x 13'0" (7.719 x 3.971)

Dining Room

11'11" x 10'1" (3.652 x 3.088)

Kitchen/Breakfast Room

18'1" max x 12'10" max (5.521 max x 3.933 max)

Utility Room

12'5" x 6'1" (3.806 x 1.871)

Integral Garage

17'5" x 12'5" (5.332 x 3.800)

FIRST FLOOR

Landing

Master Bedroom

15'1" x 12'5" (4.618 x 3.800)

Dressing Room

8'5" x 4'9" (2.590 x 1.465)

En-suite

8'5" x 7'2" (2.566 x 2.201)

Bedroom

13'0" x 12'3" (3.980 x 3.736)

Bedroom

12'8" max x 12'0" max (3.862 max x 3.665 max)

Bedroom

12'3" x 10'2" (3.747 x 3.106)

Bedroom

9'3" x 9'1" (2.839 x 2.779)

Bathroom

9'4" max x 9'0" max (2.850 max x 2.758 max)



DIRECTIONS

From Narberth get onto the A478 passing through Clynderwen and Llandissillio. Enter the village of Efailwen and pass the turning on the right, signposted for Llanglydwen. Continue along for approximately 200 yards where the property can be found on the right hand side.

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