

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: FREEHOLD
Tax: Band D
Private drainage
Oil fired central heating
Please be advised that Gilfach Ddofn has Right Of Way along the track that leads to the property.
Please be advised that Gilfach Ddofn is positioned adjacent to a working farm.
Please note that the boundary plan is for identification purpose only.

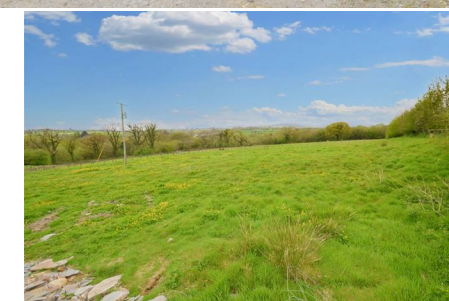
MPO/MPO/OK/05/24

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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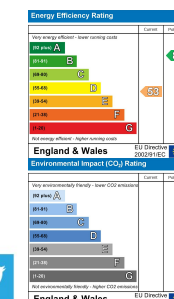


Gilfach Ddofn Efailwen, Clynderwen, Pembrokeshire, SA66 7JP

- Farmhouse & Annex
- Two Kitchens
- Semi Rural Location
- Positioned In Approximately 3 3/4 Acres
- No Forward Chain
- Three Bedrooms
- Two Reception Rooms
- Outbuildings
- In Need Of Modernisation & Renovation
- EPC Rating: E

£500,000

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The Agent that goes the Extra Mile





Gilfach Ddofn is an old farmhouse with an attached Annex positioned within approximately 3 3/4 acres, also benefiting from a detached barn (Ideal for conversion, "subject to the necessary planning and building regulations") and outbuildings, situated on the edge of Efailwen at the foot of the Preseli hills and short drive to the bustling town of Narberth providing everyday amenities and daily necessities.

Although in need of modernisation and renovation the property offers ample accommodation offering flexible lifestyle opportunities, the accommodation briefly comprises, Farmhouse: Lounge, kitchen/diner, utility room, cloakroom, two double bedrooms and bathroom. Attached Annex: Lounge, kitchen/diner, one double bedroom and bathroom. Externally: The property has a good size rear garden and ample parking. Early viewing is highly recommended to appreciate this opportunity.

LOCATION:
Narberth or Arberth in Welsh plays a high profile in Welsh mythology. 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, school and a Museum.

FARM HOUSE

Entrance Porch

Entrance Hallway

Lounge

Kitchen/Diner

Utility Room

Cloakroom

FIRST FLOOR

Landing

Bedroom

Bedroom

Bathroom

ATTACHED ANNEX

Entrance Hall/Sunroom

Living Area

Kitchen/Diner

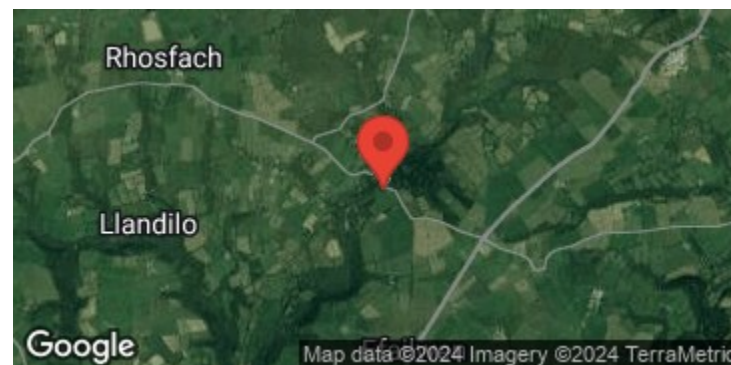
FIRST FLOOR

Bedroom

Bathroom

DIRECTIONS

Leaving the town of Narberth get onto the A478 passing through Clynderwen, Llandissilio and Efailwen to Glandy Cross. At cross roads turn left (just before the petrol garage) and then continue to the end of the lane. At the T junction turn right, continue down the hill for approximately one hundred yards and turn left onto the gravelled track, sign with Gilfach Ddosn Farm. Continue along the track until reaching the property in front of you.



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