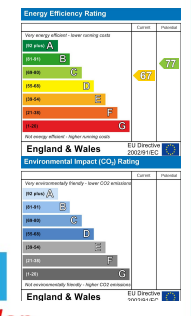


**18 Maes Y Dderwen, Llanddewi Velfrey, Narberth, Pembrokeshire, SA67 7PL**

- Large Detached House
- Four Reception Rooms
- Extremely Well Appointed
- Driveway Parking
- Viewing Highly Recommended
- Five Bedrooms (two with en-suite)
- Conservatory
- Sought after Location
- Front & Rear Garden
- EPC Rating D

**£485,000**

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  
Oil fired central heating

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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**The Agent that goes the Extra Mile**







Situated in the popular village of Llanddewi Velfrey and within easy access to the cosmopolitan town of Narberth and local beaches, this beautifully maintained large five bedroom detached residence needs to be seen to be appreciated. Positioned on a peaceful cul-de-sac, the property offers ample family accommodation, good size, well maintained gardens and ample driveway. Early viewing is highly recommended to appreciate this delightful property that briefly comprises: Entrance hallway, lounge, dining room/ 2nd lounge,, conservatory, family room, study, kitchen/breakfast room, utility room, cloakroom, five bedrooms (two with en-suite facilities) and 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 Hallway**

**Lounge**

**Conservatory**

**Study**

**Family Room**

**Dining Room/2nd Lounge**

**Kitchen/Breakfast Room**

**Utility Room**

**Cloakroom**

**FIRST FLOOR**

**Landing**

**Bedroom**

**Dressing Room**

**En-suite**

**Bedroom**

**En-suite**

**Bedroom**

**Bedroom**

**Bedroom**

**Bathroom**



**DIRECTIONS**  
From the town of Narberth get onto the A40 and head for Llanddewi Velfrey. Enter the village passing the Bus shelter on your right. Then take the next right (before the petrol station) and continue to the bottom of this road. Turn left into Maes y Dderwen and continue up the hill where number 18 can be found right in front of you.

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