

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.

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 E  
 Oil fired central heating.  
 Private Drainage  
 Please be advised that the current owners use a ground floor room as a third bedroom but if preferred this could be a reception room.  
 We would respectfully ask you to call our office before you view this property internally or external.

MPO/MPO/OK/06/24

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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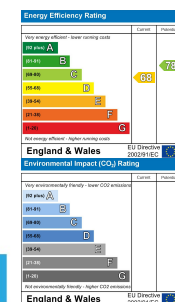


**Aros Yma Llanfallteg, Whitland, Carmarthenshire, SA34 0UR**

- Detached House
- Beautifully Presented
- Positioned within approximately 1/2 Acre
- Driveway Parking
- Oil Fired Central Heating
- Three Bedrooms
- Sunroom
- Polytunnel & Workshop
- Tranquil Location
- EPC Rating: D

**£445,000**

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**The Agent that goes the Extra Mile**







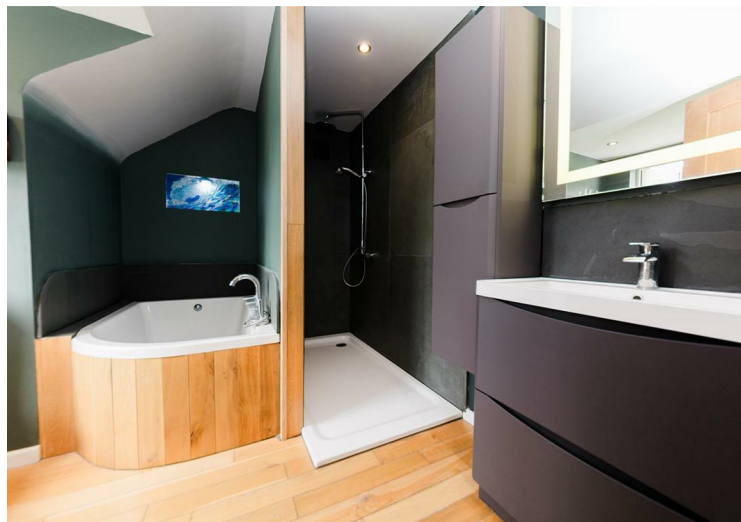
GARDENERS PARADICE ..... Aros Yma is a beautifully presented detached house positioned within approximately 1/2 of an acre that offers deceptively spacious accommodation, situated in the popular picturesque village of Llanfallteg and short drive to the popular town of Narberth and local beaches. Uniquely positioned the property offers spacious accommodation and built to a high specification with luxurious fixtures and fittings. The property also benefits from ample off road parking, workshop, polytunnel and well maintained gardens that also has attracted various wildlife.

Viewing is highly recommended to appreciate this beautifully presented property. The accommodation briefly comprises: Entrance porch, entrance hallway, lounge, kitchen/diner, utility area, Sunroom (with bi-fold doors), cloakroom, ground floor bedroom/reception room and a further two double bedrooms and bathroom on the first floor. Early viewing is highly recommended to appreciate this delightful property.

**LOCATION:**  
Llanfallteg is a small tranquil village within a short drive to the small town of Narberth. 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.



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|-------------------------------|--------------------|
| <b>Entrance Porch</b>         | <b>FIRST FLOOR</b> |
| <b>Entrance Hallway</b>       | <b>Landing</b>     |
| <b>Lounge</b>                 | <b>Bedroom</b>     |
| <b>Sun Room</b>               | <b>Bedroom</b>     |
| <b>Kitchen/Diner</b>          | <b>Bathroom</b>    |
| <b>Utility Area</b>           |                    |
| <b>Cloakroom</b>              |                    |
| <b>Bedroom/Reception Room</b> |                    |



**DIRECTIONS**  
From the town of Narberth get onto the A40 heading for the village of Llanddewi Velfrey. Enter the village and turn Left, signposted for Llanfallteg. Continue along this road and over the bridge, take the second turning on the left (after the bridge) and continue approximately 100 yards where the property 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.