

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 F
 Oil fired central heating.
 Private Drainage
 Please be advised that there is a Public Footpath positioned next to the boundary to one side of the property.
 We would respectfully ask you to call our office before you view this property internally or external.

MPO/MPO/OK/07/24

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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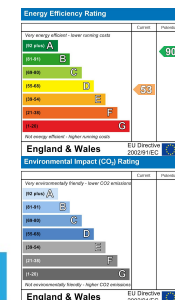


Maenteilo Llandilo, Clynderwen, Pembrokeshire, SA66 7XR

- Detached Country Manse
- Four Bedrooms
- Positioned Within 5 Acres Approximately
- Ample Parking & Double Garage
- Oil Fired Central Heating
- Beautifully Presented
- Three Reception Areas
- Stables
- Tranquil Location
- EPC Rating: E

£650,000

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The Agent that goes the Extra Mile





PROPERTY WITH LAND AND STABLES..... Maenteilo is a delightful detached residence built as a country Manse during the latter part of the 19th century and set in approximately five acres. Although the property has undergone considerable modernisation Maenteilo has kept much of its charm and character. The property is beautifully presented offering ample accommodation and spacious reception rooms. Briefly comprising: Entrance porch, lounge, lounge/diner, kitchen/family room, utility room, shower room, four bedrooms and family bathroom.

Externally: The property has two entrances, that lead to ample parking, the double garage, stable and the land. The gardens are well maintained and are stocked with various trees and shrubs. There are various seating areas for alfresco dining and a greenhouse, Summerhouse and pond.

Early viewing is highly recommended to appreciate this outstanding property.

LOCATION:

Situated in the semi-rural location of Llandilo and approximately 1 1/2 miles to the village of Maenclochog providing amenities and approximately 8 miles to the bustling 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.

Entrance Porch

Lounge

Inner Hallway

Lounge/Diner

Kitchen/Family Room

Utility Room

Shower Room

FIRST FLOOR

Landing

Bedroom

Bedroom

Bedroom

Bedroom/Study

Bathroom

DIRECTIONS



From the A40 Redstone Cross to the north of Narberth, take the turning for Bethesda, turning left at the junction signposted for Maenclochog, continue to the end of this road. At the T junction turn right then first right between the village cafe and garage in Maenclochog. After a few hundred yards turn right. Continue along this road for approximately 1 mile passing a turning signposted for Llanycefn. Maenteilo can be found a short distance further on the left hand side.

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