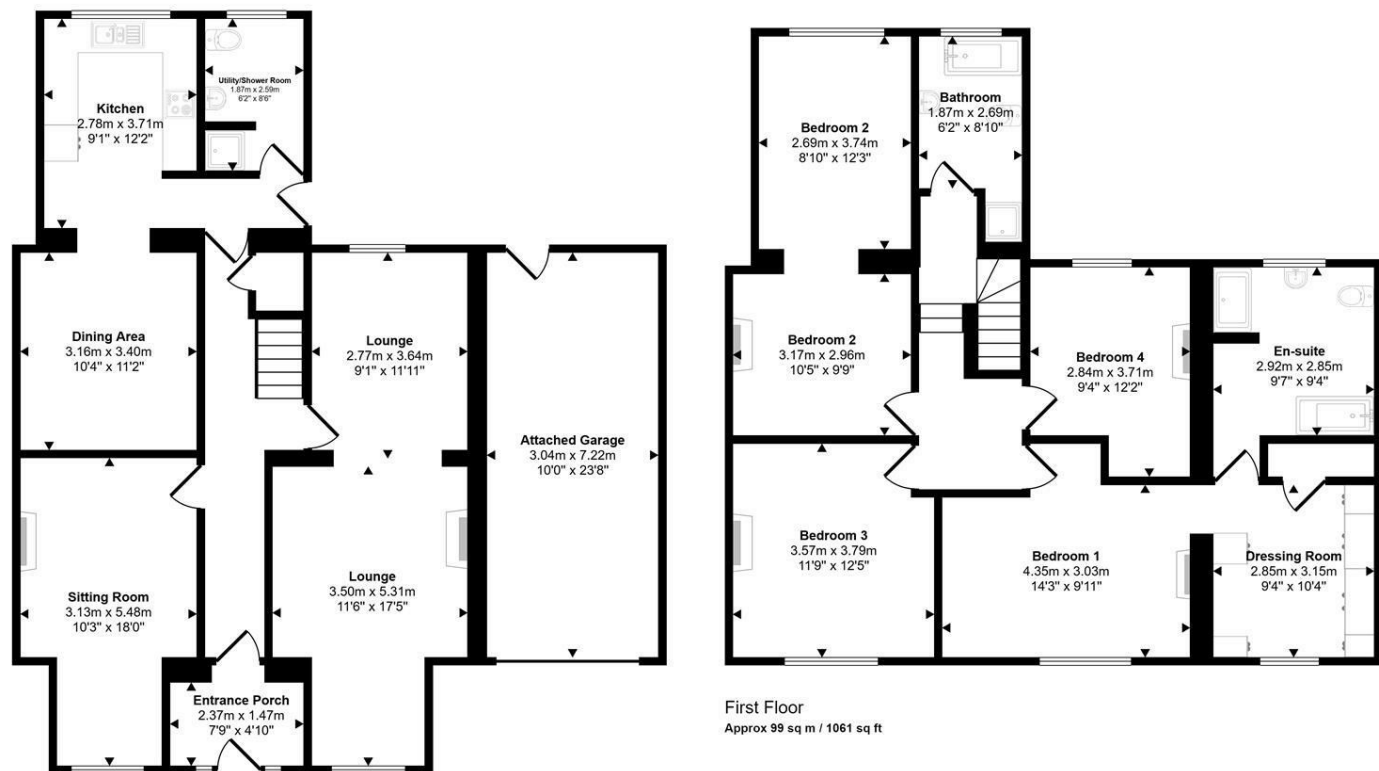


Approx Gross Internal Area
214 sq m / 2299 sq ft



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
 Gas central heating.

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

Calamar, 19 Maes Y Dderwen, Narberth, Pembrokeshire, SA67 7PL
 EMAIL: narberth@westwalesproperties.co.uk

TELEPHONE: 01834 860900

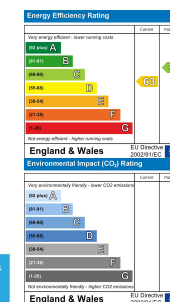


Moorfield House Moorfield Road, Narberth, Pembrokeshire, SA67 7AB

- Substantial Semi Detached House
- Three Reception Rooms
- Well Presented
- Garage And Driveway Parking
- Gas Central Heating
- Four/Five Bedrooms
- Three Bathrooms
- Low Maintenance Gardens
- Sought After Location
- EPC Rating: D

£490,000

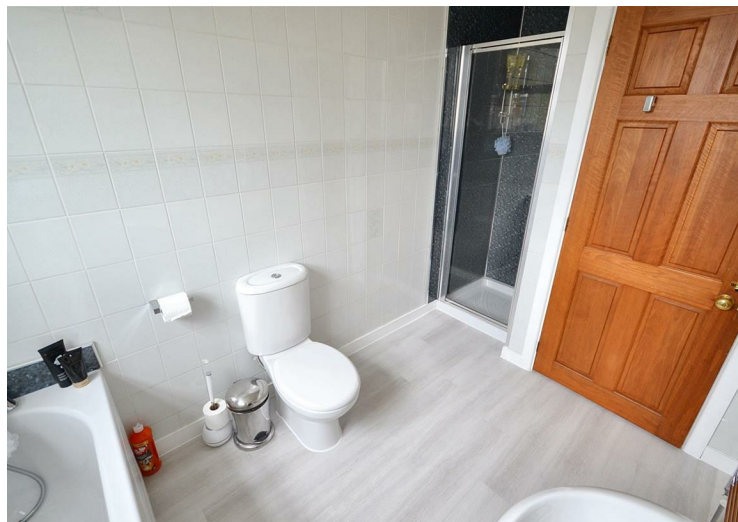
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The Agent that goes the Extra Mile





Moorfield House is a substantial four/five bedroom property full of charm and character situated in the heart of the popular town of Narberth and within walking distance to all amenities and daily necessities.

Early viewing is highly recommended to appreciate this well appointed home that offers ample family accommodation to include three reception rooms and three bathrooms.

The property offers flexible living options and briefly comprises: Entrance porch, entrance hallway, sitting room, lounge, dining room, kitchen, utility/shower room, four/five bedrooms (Master en-suite and dressing room) and family bathroom.

Externally: To the front of the property is an enclosed low maintenance garden and parking for approximately three cars. To the side of the property is an attached garage that also leads to the enclosed well maintained rear courtyard garden.

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.

Entrance Porch

Entrance Hallway

Sitting Room

Lounge

Dining Room

Kitchen

Rear Hallway

Shower Room/Utility

FIRST FLOOR

Landing

Bedroom 1

Dressing Room

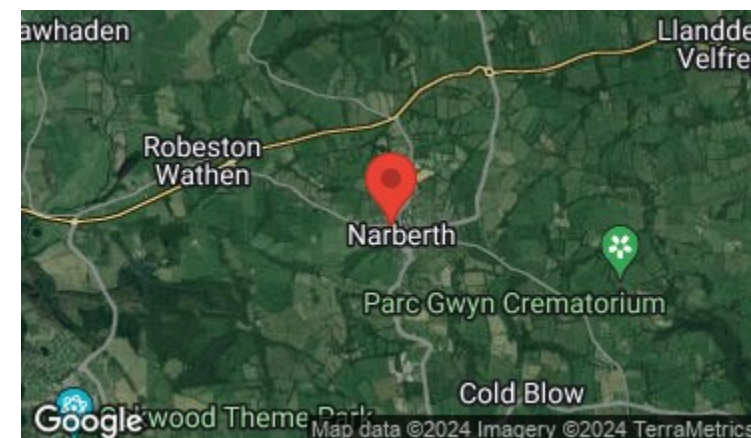
En-suite

Bedroom 2

Bedroom 3

Bedroom 4

Bathroom



DIRECTIONS

Continue up the High Street in Narberth and take the left hand fork where Moorfield House 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.