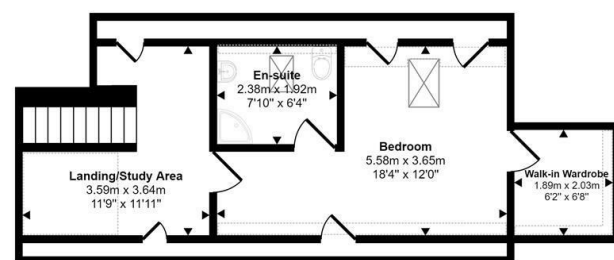
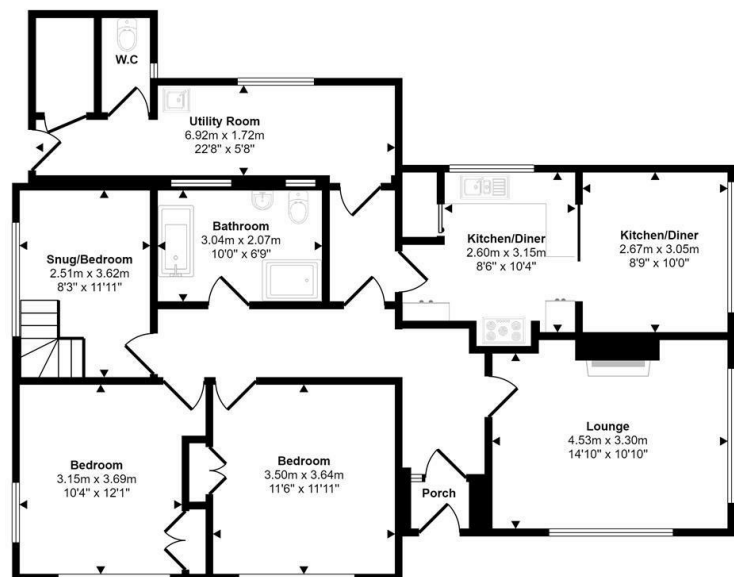


Approx Gross Internal Area  
159 sq m / 1711 sq ft



First Floor  
Approx 44 sq m / 478 sq ft

Ground Floor  
Approx 115 sq m / 1233 sq ft

Denotes head height below 1.5m

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.  
Solar panels providing low energy costs  
Please be advised that we have not seen any building regulations or planning permission for this 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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

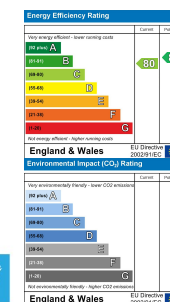


### Brynmyrddin Clynderwen, Narberth, Pembrokeshire, SA66 7NQ

- Detached Dormer Bungalow
- Beautifully Presented
- Solar Panels
- Workshop/Garage
- Oil Fired Central Heating
- Three/Four Bedrooms
- No Forward Chain
- Front & Rear Gardens
- Driveway Parking
- EPC Rating: C

Guide Price £325,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London





\*\*\*\*\*NEW PRICE ON PROPERTY\*\*\*\*\*

Brynmyrddin is an immaculately presented, spacious, detached dormer bungalow located in a desirable area and within walking distance of local facilities. These include: a railway station, convenience store, hairdresser, pharmacy, ironmongers, children's park and playing fields and Community Hall. It is on a bus route less than 3 miles from the idyllic and popular town of Narberth.

The accommodation briefly comprises: Entrance porch, entrance hallway, lounge, kitchen diner, utility and w.c, snug/bedroom 4 and a further two double bedrooms and bathroom on the ground floor. On the first floor is a study area, double bedroom with en-suite and walk-in wardrobe.

Externally: Well maintained front and rear gardens, detached garage/workshop, storage shed and driveway parking.

Early viewing is highly recommended to appreciate the outstanding property that has undergone modernisation in recent years and benefits from solar panels (providing low energy costs) and no forward chain.

**LOCATION:**

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 also within close proximity to the blue flag beaches.



**Entrance Porch**

**Bathroom**

**Entrance Hallway**

**FIRST FLOOR**

**Lounge**

**Landing/Study Area**

**Kitchen/Diner**

**Bedroom**

**Utility Room**

**Walk-in Wardrobe**

**W.C**

**En-suite**

**Bedroom**

**Bedroom**

**Snug/Bedroom**



**DIRECTIONS**



From Narberth get onto the A478 heading for Clynderwen. Enter Clynderwen and continue along and over the railway bridge. Carry along up the hill and take the first turning on the left into Bro Waldo where the property can be found immediately on the right hand side denoted by our For Sale board.

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