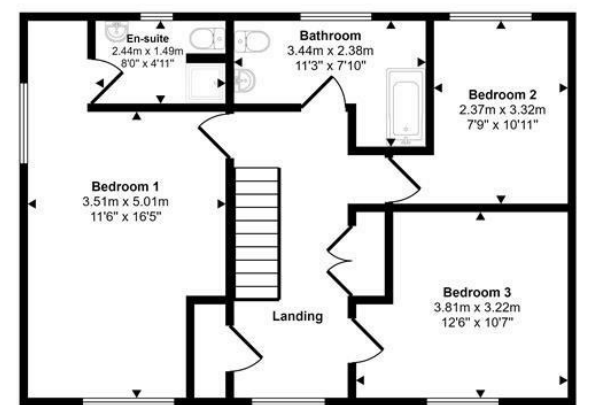


Ground Floor
Approx 113 sq m / 1215 sq ft



First Floor
Approx 65 sq m / 698 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.

View: By appointment with the Agents Services: We have not checked or tested any of the Services or Appliances.

Tenure: We are advised FREEHOLD

Tax: Band E

Oil fired heating

Private Drainage

MPO/MPO/OK/08/24

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

Calamar, 19 Maes Y Dderwen, Narberth, Pembrokeshire, SA67 7PL
 EMAIL: narberth@westwalesproperties.co.uk
 TELEPHONE: 01834 860900

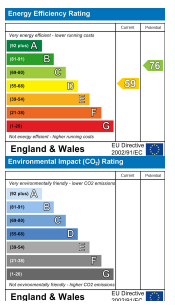


Pant Y Celyn Efailwen, Narberth, Pembrokeshire, SA66 7XD

- Detached House
- Three Reception Rooms
- Nicely Presented
- Rural Views
- Oil Fired Central Heating
- Three Double Bedrooms
- Integral Garage & Driveway Parking
- Well Maintained Gardens
- Close To Amenities
- EPC Rating: D

£330,000

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The Agent that goes the Extra Mile





Pant y Celyn is an outstanding, nicely presented three bedroom property offering spacious accommodation and benefiting from rural views. The gardens are exceptionally well maintained and there is ample driveway parking leading to the integral garage. The property is situated in a tranquil location situated on the edge of Efailwen at the foot of the Preseli hills and short drive to the bustling town of Narberth providing everyday amenities and daily necessities. The accommodation briefly comprises: Entrance hallway, lounge, dining room, study, kitchen, breakfast room, utility room and cloakroom. On the first floor are three double bedrooms (Master En-suite) and family bathroom. Early viewing is highly recommended to appreciate this delightful home offering flexible lifestyle opportunities.

LOCATION:

Narberth or Arberth in Welsh plays a high profile in Welsh mythology. 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, school and a Museum.



Entrance Hallway

Lounge

Dining Room

Study

Kitchen

Breakfast Room

Utility Room

Cloakroom

Integral Garage

FIRST FLOOR

Landing

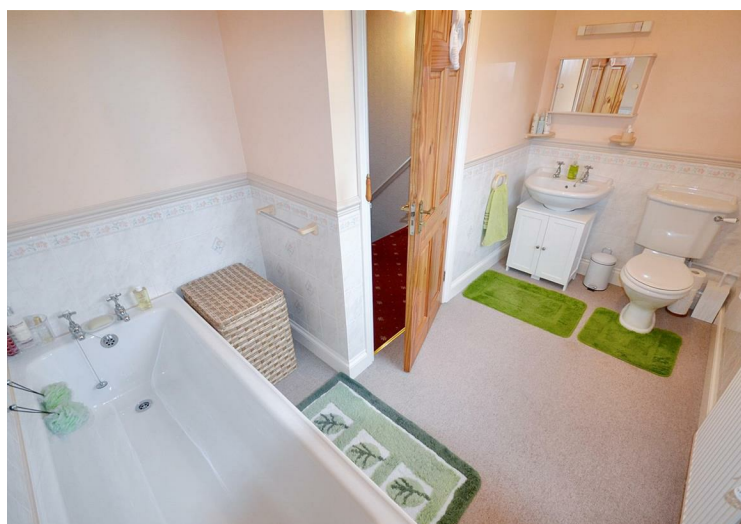
Bedroom 1

En-suite

Bedroom 2

Bedroom 3

Bathroom



DIRECTIONS

Leaving the town of Narberth get onto the A478 passing through Clynderwen, Llandissilio and Efailwen to Glandy Cross. At cross roads turn right (just before the petrol garage) and then continue to the end of the lane. Turn left at the T junction where the property can immediately be found on the left hand side.

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