



8 Beechwood Place  
Narberth  
SA67 7EE

£525,000

House  
Freehold



A spacious family home in a modern estate just outside the popular village of Narberth.

The house offers 5 bedrooms (with master en-suite) with further reception rooms and a large garden to the rear. There is a separate kitchen and lounge, plus a utility room and a choice of rooms that can be used as a home office/hobby room.

With a WC and bedroom on the ground floor, large living spaces and good sized bedrooms, the house would suit a variety of family dynamics. The property also benefits from new windows and patio doors. Viewing is highly recommended.

- **Spacious Rooms**
- **Sought-After Location**
- **Off-Road Parking**
- **En-Suite Master Bedroom**

- **Lovely Rear Garden**
- **7.5m Kitchen/Diner**
- **New Windows**

#### Hallway 16'4" x 11'1" (max) (5 x 3.4 (max))

A bright, spacious and inviting hallway, accessed via a smaller porch. There is ample space for shoes and coats etc, with doors off to all ground floor rooms.

The wooden flooring is solid plank African Iroko.

#### Lounge

A large living room with bay window to the front and double patio doors opening to the rear garden. There is a fireplace with wood burner and 2 windows to the side.

#### Kitchen/Diner

A spacious kitchen with tiled flooring, fitted with base units and central island, all the doors of which are solid oak, as is the worktop. There's an inset ceramic sink, with gas range cooker and double oven. There is ample room for additional freestanding units, with a dining area to one end. The windows look out to the garden and double French doors open out to a patio.

#### Utility Room

The handy utility room has a worktop with sink and washing machine and tumble dryer underneath. Door opens out to the rear garden.

#### Bedroom 4 / Office

A double bedroom on the ground floor (currently used as an office) with timber flooring and a window to the rear.

#### Family Room

A bright room with a window and sliding doors to

the front of the property, could be used as an additional TV room/hobby room.

#### Workshop

Additional hobby room/workshop space, accessed from either the family room or its own external door.

#### WC

A downstairs cloakroom with WC and basin.

#### Landing

The generous first floor landing has a window and built in storage cupboard.

#### Bedroom 1

A large double bedroom with en-suite shower room. The room has windows to the front and rear and the ensuite comprises shower, WC, and basin.

#### Bedroom 2

A bright double bedroom looking over the rear garden, with fitted wardrobes.

#### Bedroom 3

3rd double bedroom on the 1st floor with window to the rear. There is a built in wardrobe and loft access hatch.

#### Bedroom 5

A single bedroom, currently used as a storage room, with fitted shelving.

#### Bathroom

A large and fully tiled family bathroom with walk in shower, separate bath, WC and sink. The mirrored cabinet has a Bluetooth speaker and there is spot lighting in the bath and inbuilt shelving.

### Play Room

A further room upstairs with Velux window in the pitched ceiling and dormer window to the front. There is lots of additional storage in the eaves to both sides.

### Garden

The rear garden is mostly lawn, with a patio area and raised deck under a pergola. To the side is a greenhouse and a path gives access via both sides of the house to the front. A gate opens into the car port.

The garden is bordered by established hedging and mature trees, offering privacy.

### Externally

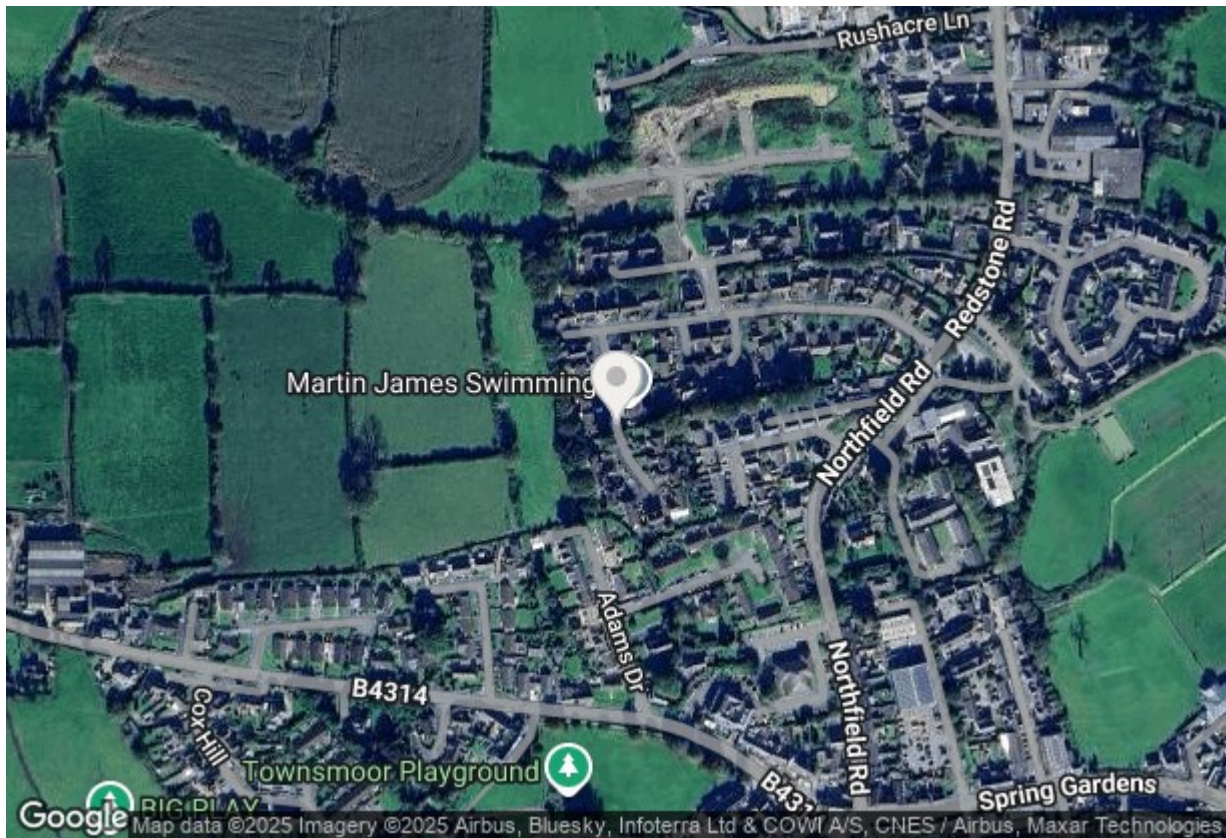
The driveway has parking for 2 cars with an additional car port to the side, conveniently doubling as a log store.

### Please Note

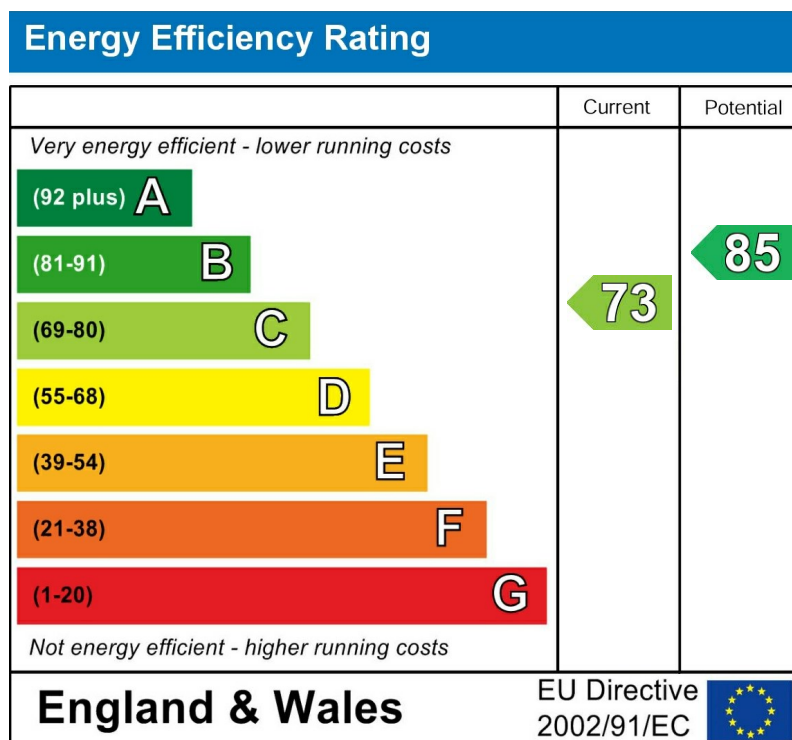
We are advised that mains gas, electric, water and drainage is connected to the property.

The Pembrokeshire County Council Tax Band is G - approximately £3,454.04 for 2025/26.





Head through Narberth High Street on the one-way system and turn left before The Famers Arms pub onto Northfield Road. Continue on this road and turn left into Bloomfield Gardens and follow the estate down the hill. Another left brings you to Beechwood Place with No.8 on the right hand side.



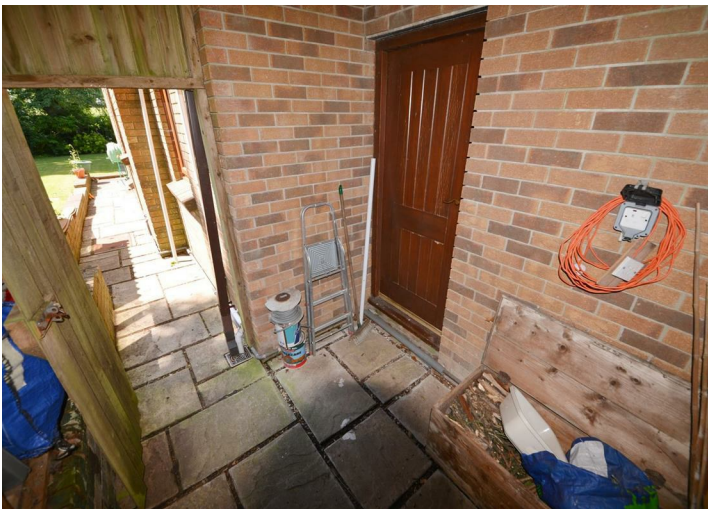






















Floor Plan



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2025

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.