

Floorplan

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: FREEHOLD  
Tax: Band E  
Oil fired central heating  
Private Drainage

MPO/MPO/OK/10/24

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

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ  
EMAIL: [tenby@westwalesproperties.co.uk](mailto:tenby@westwalesproperties.co.uk)

TELEPHONE: 01834 845584

01834 845584  
[www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk)

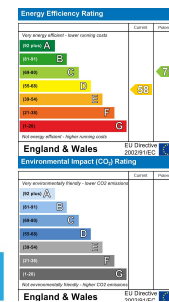


## Little House Cold Blow, Narberth, Pembrokeshire, SA67 8RW

- Detached Bungalow
- Master En-suite
- Landscaped Gardens
- Nicely Presented
- Oil Fired Heating
- Three Bedrooms
- 30Ft Conservatory
- Detached Garage & Ample Parking
- Pleasant Location
- EPC Rating: D

£400,000

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*The Agent that goes the Extra Mile*





An opportunity to acquire a three bedroom detached bungalow in the popular village of Cold Blow and short drive the popular town of Narberth.

The property is nicely presented offering deceptively spacious living accommodation, benefiting from an extensive well maintained gardens and a large conservatory. The accommodation briefly comprises : Lounge, 18ft kitchen breakfast room, 30ft conservatory, utility room, bathroom, 18ft master bedroom with en-suite and two further bedrooms. Externally: Gravelled driveway providing ample parking area, attractive gardens, greenhouse, storage shed and detached garage.

**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. 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.



**Entrance Porch**

**Bedroom**

**Entrance Hallway**

**Bathroom**

**Lounge**

**Kitchen/Diner**

**Utility Room**

**Conservatory**

**Bedroom**

**En-suite**

**Bedroom**



**DIRECTIONS**

From the town of Narberth proceed around the one way system out of town on the A478. Pass Brandon Tool Hire on the left and take the first turning on the left, on sharp bend to Cold Blow. Continue to the end of this road. At the junction proceed straight ahead where Little House can be found on the left hand side.

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