



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 D

MPO/MPO/OK/03/21

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

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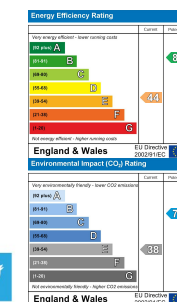


Livingston Llandissilio, Clynderwen, Pembrokeshire, SA66 7SX

- Detached Bungalow
- Three Bedrooms
- Front And Rear Gardens
- No Forward Chain
- Beautifully Presented
- Lounge/Diner
- Sun Room
- Garage And Driveway Parking
- Countryside Views
- EPC Rating: E

£325,000

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The Agent that goes the Extra Mile



VIEWING RECOMMENDED... Livingston is a spacious detached three bedroom bungalow situated in the popular village of Llandissilio and within approximately 5 miles to the bustling town of Narberth providing everyday amenities and necessities. The property has undergone recent modernisation and renovation and benefits from no forward chain and countryside views, positioned in a tranquil location. Briefly comprising: Entrance hallway, lounge/diner, kitchen, sun room, three bedrooms and bathroom room. Loft room (Ideal to provide further accommodation, Subject To The Necessary Building Regulations). Externally: Well maintained front and rear gardens, garage and driveway parking.

LOCATION:

Llandissilio is a pleasant location providing some amenities and short drive to the bustling town of Narberth. Narberth or Arberth in Welsh plays a high profile in Welsh mythology. The former town hall which 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 of 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. 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 outline villages and a railway station. For the children there is a primary school and a nursery school. Narberth is within close proximity to the blue flag beaches of Tenby and Saundersfoot and easy access to the County Towns.



Entrance Hallway

Lounge/Diner

21'1" x 11'11" max (6.434 x 3.639 max)

Kitchen

11'2" x 9'4" (3.414 x 2.863)

Sun Room

9'9" max x 6'10" max (2.982 max x 2.092 max)

Bedroom

11'4" max x 11'0" max (3.466 max x 3.357 max)

Bedroom

10'11" x 9'3" (3.342 x 2.829)

Bedroom

9'11" x 6'2" (3.026 x 1.882)

Bathroom

11'2" into recess x 5'4" max (3.425 into recess x 1.647 max)

W.C

8'10" x 2'10" (2.695 x 0.870)

Garage

15'8" x 9'0" (4.776 x 2.760)



DIRECTIONS

Leaving the town of Narberth get onto the A478 passing through Clynderwen. Enter Llandissilio and turn sharp right immediately after passing the old Post office. Livingston can be found a short distance along this lane on the right hand side.

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