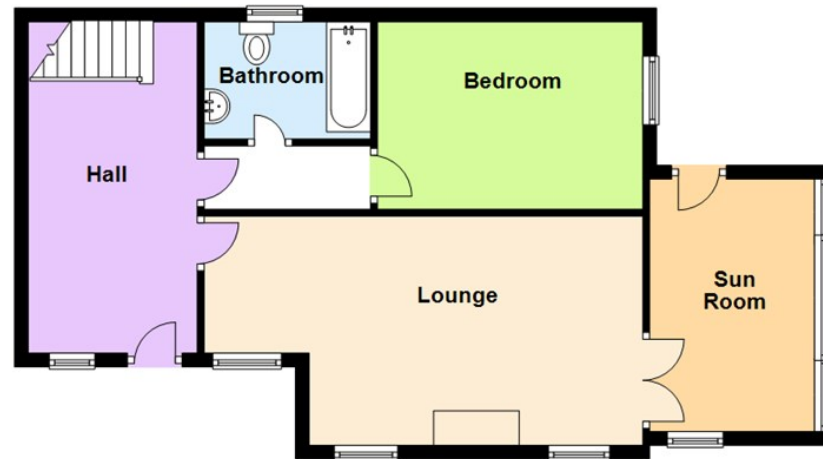
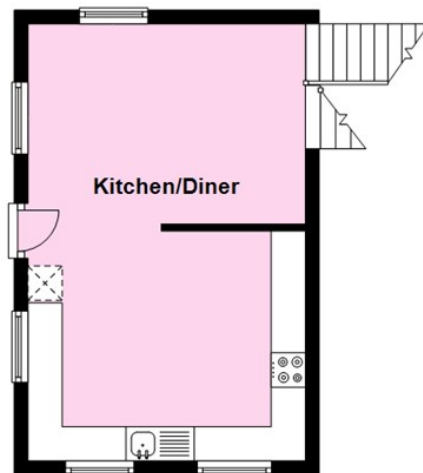


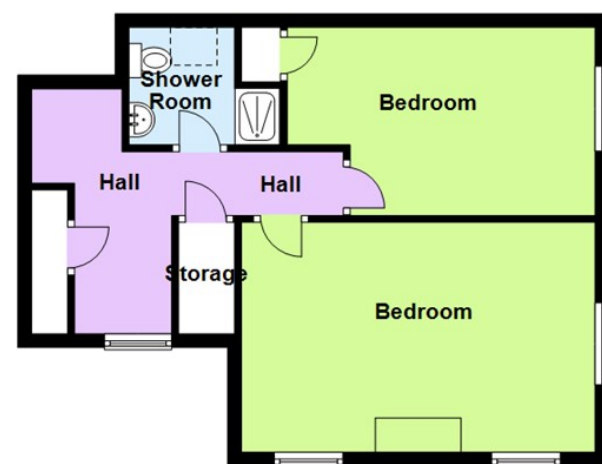
Lower Ground Floor



Ground Floor



First Floor



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.
DRAINAGE: The property is served by private drainage
TAX: Band 'E'

HAL/AMR/04/21/ok/nnc/.

FACEBOOK & TWITTER
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<https://www.facebook.com/westwalesproperties/>

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

12 Victoria Place, Haverfordwest, Pembrokeshire, SA61 2LP
EMAIL: haverfordwest@westwalesproperties.co.uk

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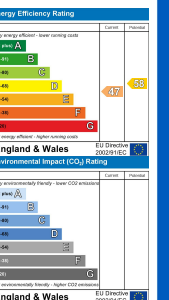


Moat House Llawhaden, Narberth, Pembrokeshire, SA67 8HL

- Detached House
- No Chain
- Double Glazing
- Kitchen/Diner
- 3 Double Bedrooms
- Panoramic Views
- LPG Central Heating
- Ideal Family Home
- 2 Bath/Shower Rooms
- EPC Rating E

Offers In Excess Of £460,000

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The Agent that goes the Extra Mile



This well-presented, detached house is situated in the sought-after Village of Llawhaden and only 4 miles to the popular town of Narberth. The property sits adjacent to Llawhaden Castle and enjoys beautiful panoramic, rural views. The accommodation is on 3 Levels and with its split level design, has the potential to be used as a family home or perhaps for multi-generational living. Stairs lead down to the lower floor which comprises of entrance hallway, lounge, conservatory, double bedroom, and family bathroom. Stairs lead up to the Kitchen/diner which has exposed beams and vaulted ceiling. The barn door leads onto the lane facing the castle. Stairs lead up to the first floor with 2 double bedrooms, a shower room and 2 storage cupboards.

The rear garden and patio are south facing and has panoramic views over the countryside. The gravelled driveway has parking for 3 cars. The property is in an excellent location close to the A40, approx. 9 miles to Haverfordwest and approx. 19 miles to Carmarthen.

The Pembrokeshire coast and many of the county's historical attractions are only a short drive away. Narberth or "Arberth" in Welsh, has played a significant role in Welsh mythology. The former town hall, now a museum still houses the cell where those involved in the Rebecca Riots were imprisoned. Narberth enjoys an Impressive selection of independently owned shops and boutiques, celebrated food stores and delicatessens, art galleries, craft shops, bars and restaurants. It also hosts regular community events and local fayres.

The area is well served with schooling for all age groups, including independent schools. The local area has a variety of sports clubs; Rugby, football, cricket and water sports. There are regular bus services serving the local villages and towns and mainline train services running to Cardiff, Swansea London and the north.



HALLWAY

LOUNGE

11 max x 21 (3.35m max x 6.40m)

SUN ROOM

8 x 12 (2.44m x 3.66m)

BEDROOM

12'1 x 9 (3.68m x 2.74m)

BATHROOM

8 x 5'11 (2.44m x 1.80m)

KITCHEN/DINER

13'4 x 20'11 (4.06m x 6.38m)

BEDROOM

16'11 x 11 (5.16m x 3.35m)

BEDROOM

9 x 12'1 max (2.74m x 3.68m max)

SHOWER ROOM

8 x 5 (2.44m x 1.52m)

LANDING



DIRECTIONS

From Narberth, head towards the A40 and Haverfordwest. At the roundabout take the third exit and take the first turning on the left for Llawhaden. At the junction in Llawhaden, there is a car park for the castle on the right-hand side, use this to park and walk up the road towards the castle and the house is on your right.

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