

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 F
Private drainage

MPO/MPO/OK/11/20

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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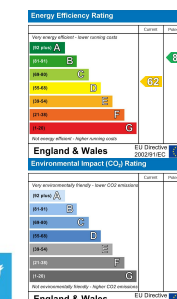


Penbanc Llanddewi Velfrey, Narberth, Pembrokeshire, SA67 8UR

- Detached House
- Five Bedrooms
- Large Garden
- Panoramic Views
- No Forward Chain
- Three Reception Rooms
- Three Bathrooms
- Ample Parking
- Well Presented
- EPC Rating: D

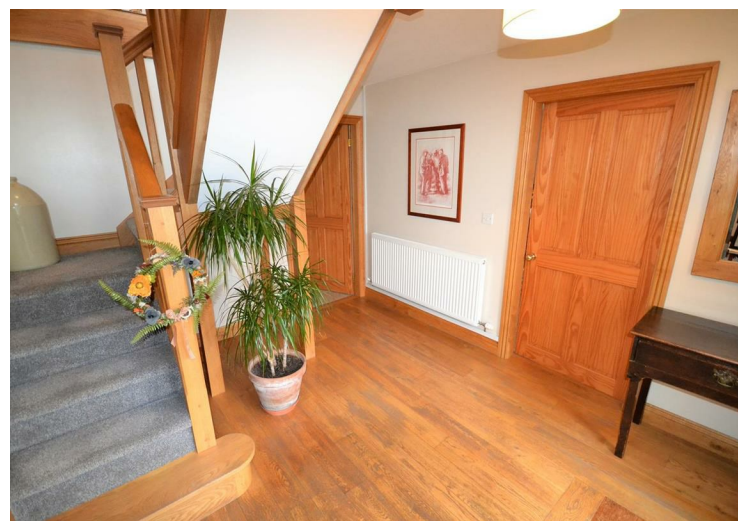
£475,000

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The Agent that goes the Extra Mile



PANORAMIC VIEWS..... Penbanc is a substantial detached five bedroom house offering annex potential situated in the popular village of Llanddewi Velfrey within easy access to the town of Narberth and a short drive to the popular seaside resorts of Saundersfoot and Tenby. The property is well-appointed offering spacious reception rooms and benefits from no forward chain. Ample driveway parking, well-maintained garden and outstanding panoramic views. The accommodation briefly comprises: Entrance hallway, kitchen/diner, utility room, lounge, sun room, family room, ground floor shower room, five double bedrooms (Master En-suite) and family bathroom.

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, schools and a 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 outlying villages and a railway station.



Main Entrance Hallway

Family Room/Study

Bedroom

Front Entrance Hallway

15'3" x 11'10" into recess (4.657 x 3.608 into recess)

12'11" x 10'0" (3.949 x 3.058)

Lounge

24'11" x 12'7" (7.595 x 3.842)

Shower Room

10'0" x 6'2" (3.055 x 1.885)

Bedroom

12'6" into recess x 12'4" max (3.826 into recess x 3.772 max)

Sun Room

20'8" max x 7'6" max (6.312 max x 2.289 max)

FIRST FLOOR

Bedroom

12'7" x 12'1" (3.844 x 3.696)

Landing

Kitchen/Diner

26'7" max x 15'2" max (8.118 max x 4.636 max)

Master Bedroom

15'2" max x 12'1" max (4.627 max x 3.689 max)

Bedroom

15'1" into recess x 14'5" max (4.599 into recess x 4.404 max)

Utility Room

15'6" x 6'4" min (4.727 x 1.948 min)

En-suite

8'6" x 6'6" (2.614 x 1.990)

Bathroom

9'7" max x 9'4" max (2.935 max x 2.860 max)



DIRECTIONS

From the town of Narberth get onto the A40 and head for Llanddewi Velfrey. Enter the village passing the Hank Marvin Restaurant on the left. Approximately two hundred yards after passing Hank Marvin turn right after the Layby on your Right. (before the petrol station) and continue down the lane until reaching the crossroads and turn right. Continue along up the lane until reaching the property on the left hand side.

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