



View: By appointment with the Agents  
Services: We have not checked or tested any of the Services or Appliances  
Tenure: FREEHOLD  
Tax: Band E  
Solar panels providing low energy costs

MPO/MPO/OK/12/20

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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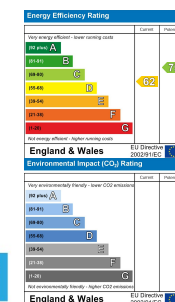


## Bryn Briallu Ffordd Cae Teg, Llandissilio, Narberth, Pembrokeshire, SA66 7SY

- Detached Chalet Bungalow
- Spacious Reception Rooms
- Good Size Garden
- Solar Panels Providing Low Energy Costs
- Pleasant Location
- Four Bedrooms
- Nicely Presented
- No Forward Chain
- Double Garage
- EPC Rating: D

£380,000

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*The Agent that goes the Extra Mile*





NO FORWARD CHAIN, SOLAR PANELS PROVIDING LOW ENERGY COSTS..... Bryn Briallu is a substantially large detached chalet bungalow situated on a small cul-d-sac situated in Llandissilio approximately ten minutes drive to the popular town of Narberth, providing everyday amenities and necessities. The property is well appointed offering ample accommodation, good size garden and ample driveway parking. Early viewing is highly recommended to appreciate this delightful home that briefly comprises: Entrance hallway, lounge, kitchen/diner, utility room, three bedrooms and bathroom (Master En-suite facilities) on the ground floor and a further bedroom, attic room/reception and cloakroom on the first floor. Externally: Double garage, driveway parking and good size garden with partial rural views.

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 galleys, 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 Hall

Lounge

17'9" max x 17'3" max (5.428 max x 5.283 max)

Kitchen/Diner

25'1" x 9'9" (7.667 x 2.980)

Utility Room

9'5" x 7'5" (2.894 x 2.284)

INNER HALLWAY

Bedroom

12'8" max x 11'4" max (3.862 max x 3.463 max)

En-suite

5'0" x 3'9" (1.545 x 1.157)

Bedroom

12'7" max x 10'11" max (3.856 max x 3.342 max)

Bedroom

11'6" x 9'1" max (3.515 x 2.791 max)

Bathroom

12'7" max x 7'6" max (3.860 max x 2.304 max)

FIRST FLOOR

Loft Room / Reception Room

30'9" max x 12'3" max (9.388 max x 3.749 max)

Bedroom

12'3" max x 11'4" max (3.749 max x 3.473 max)

Cloakroom

7'5" x 5'2" (2.266 x 1.576)

Double Garage

22'8" x 21'8" (6.913 x 6.617)

Cellar

30'8" approx x 22'10" approx (9.352 approx x 6.960 approx)

DIRECTIONS

From the town of Narberth get onto the A40 leading to the Penblewen roundabout. Take the A478 heading for Clynderwen. Continue through Clynderwen and enter Llandissilio. Turn left opposite the School into Ffordd Cae Teg where the property can be found immediately in the left hand Corner

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