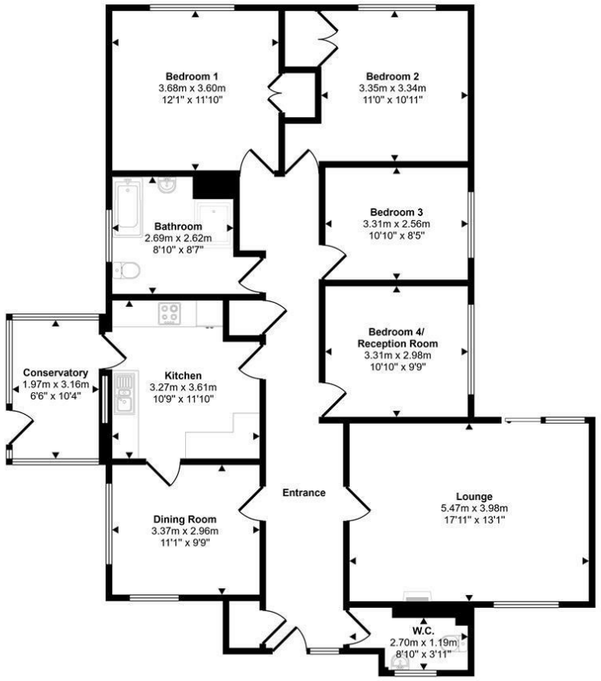
Approx Gross Internal Area
132 sq m / 1422 sq ft




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.

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.
COUNCIL TAX: Band 'E'
HEATING: Oil

ref: SSG / LLE /SEP / 25/OK

FACEBOOK & TWITTER
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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*

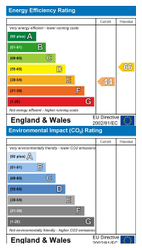
Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk
TELEPHONE: 01834 845584



01834 845584
www.westwalesproperties.co.uk

## Gelli Aur, Llandissilio, Clynderwen, Pembrokeshire, SA66 7TF

- Detached Bungalow
- Country Views
- Four Bedrooms
- Driveway Parking And Garage
- Oil Central Heating
- Ideal Family Home
- Village Location
- Two Reception Rooms
- Garden
- EPC Rating: E

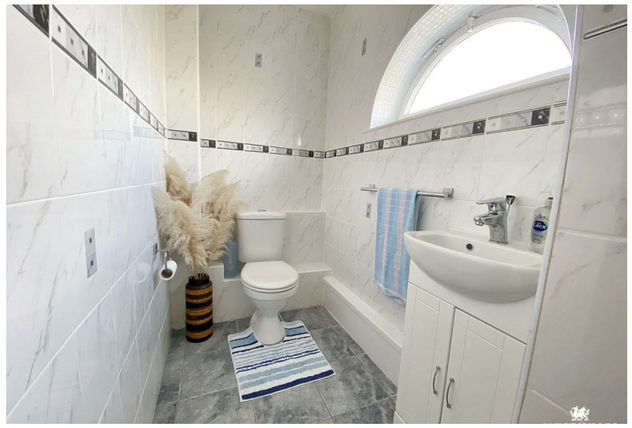



## Offers Over £280,000

*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 TELEPHONE: 01834 845584

***The Agent that goes the Extra Mile***



A fantastic opportunity to acquire a well presented detached bungalow, located in the desirable village location of Llandissilio, approximately a mile from Clynderwen. In need of modernisation, the property would make a brilliant family home. Offering endless potential, the property also boasts gorgeous views over the surrounding countryside to the rear. Viewing is highly recommended!

Upon entering the property, you are greeted by a welcoming hallway which provides a sense of space. The accommodation comprises; a cloakroom, living room with a feature fireplace, a formal dining room which leads through into the kitchen, conservatory, a family bathroom, and four bedrooms. Offering ample built in storage throughout, the conservatory also benefits from UPVC double glazing and oil central heating.

Externally, there is a double gated entrance into the driveway, providing ease of access. Providing off road parking for several vehicles, there is also a detached garage ideal for secure parking or storage. The rear is home to a lawned garden which enjoys those lovely country views. You can really envision sitting and relaxing, while taking in your surroundings.

The house is located on the A478, offering excellent transport links to nearby towns such as Narberth and easy access to the coast and countryside. Public transport options are within walking distance, and Clynderwen railway station is approximately a 4 minute drive, or 30 minute walk away. Llandissilio has a primary school, village community hall and playing fields.

Clynderwen is a beautiful village nestled in Pembrokeshire close to the famous Preseli Mountains. Clynderwen is served by a railway network line going from Fishguard Harbour to London Paddington together with a regular bus service and major roads. The village is also served by a convenience store, chemist and hardware store Clynderwen's nearest major town is Narberth, the town provides ample shopping facilities as well as entertainment and nightlife.

## DIRECTIONS

From the town of Narberth go onto the A40 and head towards Clynderwen on the A478. Continue through the village of Clynderwen and enter the village of Llandissilio. Go past the local primary school on your right and there is a chapel on your left opposite the bungalow.
What/Three/Words:///wakes.encounter.amplifier
See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.