

FOR  
SALE



3 Cae Tyddyn, Narberth, Pembrokeshire SA67 7FG

Asking Price £274,950 Freehold

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PEMBROKESHIRE  
PROPERTIES  
WELCOME HOME

## PROPERTY SUMMARY

Pembrokeshire Properties are delighted to introduce 3 Cae Tyddyn to the open market, modern detached house situated on a popular development in the highly desirable town of Narberth. Cae Tyddyn is a small cul-de-sac situated to the fore of the development with an open outlook. The property would make a wonderful family / forever home with its 3 bedrooms, 2 bathrooms, kitchen dining room, garage, landscaped rear garden and ready to move into, modern accommodation- we highly recommend viewing.

The accommodation enters to the porch which leads to the comfortable lounge with a window out to the fore. The inner hall offers access to the WC/cloakroom, stairs to the first floor and a door leading to the kitchen dining room running across the rear of the home with French doors opening out onto the rear garden providing a wonderful social hub to the property. The spacious landing area provides access to the first floor accommodation which comprises; master bedroom with en suite shower room, 2nd double bedroom, 3rd large single bedroom and a family bathroom.

Externally, to the fore there is a tarmac driveway with ample parking for 2 vehicles leading up to the integral garage. Side access leads to the fully enclosed South facing rear garden which has been landscaped with a large patio seating access directly from the back of the property. Wooden steps lead with built in seating areas and flower beds lead up to the fair sized lawn area and a garden shed sits to the very rear.

Situated in the popular old market town of Narberth with its range of amenities including but not limited to; doctors surgery, mini-marts, boutique shops, primary school, cafes, restaurants and train station. Narberth provides easy access to the A40 and to the favourite seaside resorts of Tenby and Saundersfoot.



Services: We are advised that all mains services are connected.

Local Authority: Pembrokeshire County Council

Council Tax: Band E

EPC Rating: B

Service Charge: £150 p/a.

## POINTS OF INTEREST



- Detached House

- Ideal Family

## ROOM DESCRIPTIONS

Entrance Porch

WC/Cloakroom

Kitchen Dining Room

5.75m x 2.19m (18' 10" x 7' 2")

Lounge

3.14m x 4.8m (10' 4" x 15' 9")

First Floor Landing

Bedroom 1

5.5m x 2.5m (18' 1" x 8' 2")

En Suite

Bedroom 2

3.5m x 2.66m (11' 6" x 8' 9")

Bedroom 3

3m x 2.21m (9' 10" x 7' 3")

Bathroom



