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Preseli Clunderwen SA66 7NA

Excellent investment opportunity, 3 bedroom bungalow in need of refurbishment, situated on a double sized plot

EPC RATING – F

MODERN AUCTION

Starting Price: £80,000

Freehold

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Preseli is the perfect opportunity for those looking for a project. Located in the popular village of Clynderwen and within a 5 minute drive of Narberth. The property comprises of 3 bedrooms, dining room, kitchen and various storage rooms. The property is in need of total refurbishment but has the potential to make a lovely family home. Externally the property is set on a large plot garden to front and rear and parking.

Located in the village of Clynderwen which is only 5 minutes from the village of Narberth offering a wide range of amenities including shops, school and doctors surgery.

Entrance Hall
3'9" x 6'8" (1.14m x 2.03m)
Shower Room
Bedroom
11' x 7'9" (3.35m x 2.36m)
Kitchen
10' x 8'4" (3.05m x 2.54m)
Bedroom
6'8" x 11' (2.03m x 3.35m)
Dining Room
8'3" x 8'5" (2.51m x 2.57m)
Utility Room
5'2" x 7'7" (1.57m x 2.3m)
Bedroom
10'8" x 7'9" (3.25m x 2.36m)

Directions

From our Narberth office, head out towards Clynderwen. Pass the recycling centre and the property will be found on the right hand side.

Local Authority

Pembrokeshire County Council



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D		
(39-54)	E		
(21-58)	F	33	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Important Note We endeavour to make our sale particulars accurate and reliable. They should be considered as general guidance only and do not constitute all or any part of a contract. Prospective buyers and their advisers should satisfy themselves as to the facts and availability before arranging an inspection. Further information on points of particular importance can be provided. Services, fittings and equipment have not been tested. Room sizes should not be considered exact. Floor plans are not to scale and are intended to provide guidance on layout and room sizes. Council tax band information may be subject to revision. Any distances between places are approximate. © FBM Estate Agents Limited September 2010.