



Maendlochog  
Clynderwen  
Pembrokeshire  
SA66

Offers In Excess Of £464,999

bettermove

## Clynderwen

Bettermove are proud to present this 5 bedroom detached house, currently split into 2 flats, in Maenclochog, available with no forward chain.

This property benefits from double glazing, and oil heating throughout, with off road parking available.

The council tax band is C.

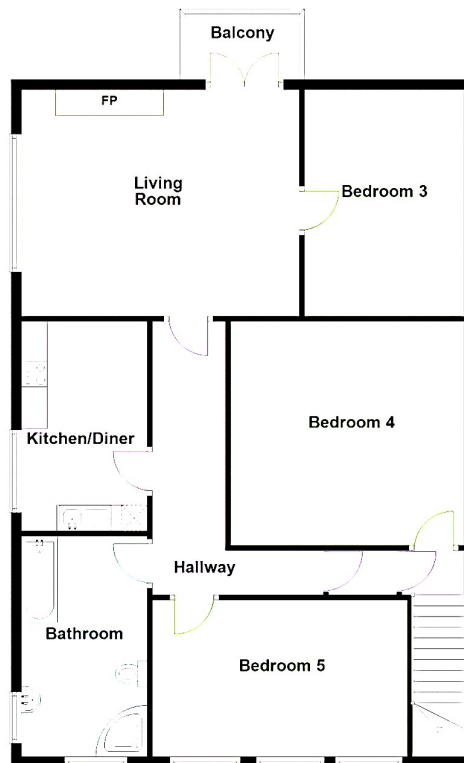
Located in a converted chapel, the property has charming features throughout. The ground floor flat comprises a spacious living room, fitted kitchen/dining area, with attached WC and utility room, two double bedrooms, and a family bathroom, with access to the private garden. The first floor flat consists of a spacious living room, fitted kitchen/diner, three bedrooms, and a family bathroom, with the added benefit of a private balcony, accessible via the living room.

Located in the quiet village of Maenclochog, Clynderwen, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and access to the surrounding countryside. Excellent transport links can be found from Clarbeston Road train station, a variety of local bus routes, and quick access to the A40.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.







| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 66                      | 66        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   |                         |           |
|                                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92+) <b>A</b>                                                  |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                | 58                      | 58        |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England, Scotland & Wales                                       |                         |           |
|                                                                 | EU Directive 2002/91/EC |           |



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