

View: By appointment with the Agents Services: We have not checked or tested any of the Services or Appliances

Tenure: We are advised FREEHOLD

Tax: Band C

Gas Central Heating

Mains Drainage

MPO/MPO/OK/04/24

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

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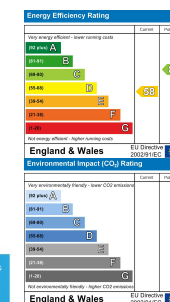


Eastgate House, 35 St. James Street, Narberth, Pembrokeshire, SA67 7DA

- Terraced House
- Two Reception Rooms
- Well Presented
- Courtyard Garden
- Sought After Location
- Three/Four Bedrooms
- No Forward Chain
- Charm & Character
- Gas Central Heating
- EPC Rating: D

£260,000

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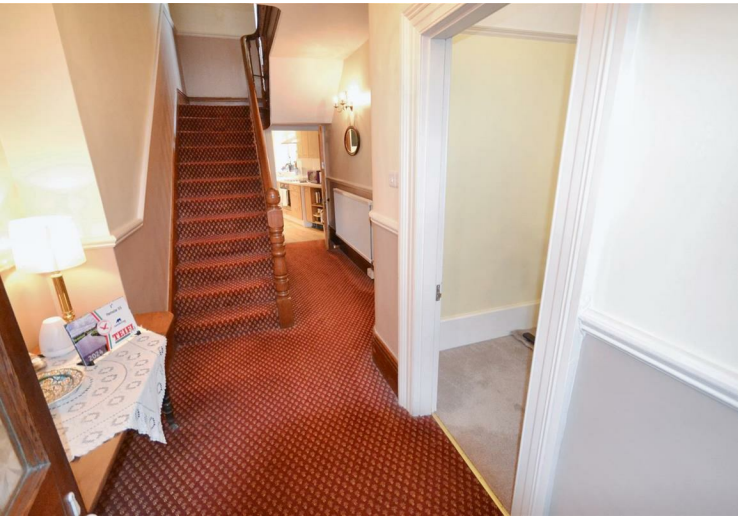


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The Agent that goes the Extra Mile





NO FORWARD CHAIN An opportunity to acquire a three/four bedroom house that is beautifully presented, full of charm and character offering flexible living accommodation . Early viewing is highly recommended to appreciate this well appointed home that offers ample family accommodation situated in the heart of the popular town of Narberth and within walking distance to all amenities and daily necessities. The property briefly comprises: Porch, entrance hallway, lounge, dining room, kitchen/breakfast room, utility room, three/four four bedrooms and family bathroom. To the rear of the property is a well maintained low-maintenance garden.

LOCATION:
Narberth or Arberth in Welsh plays a high profile in Welsh mythology. The former town hall 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 with independent shops including craft and art galleries, bars and restaurants and boutiques. The town has everything you can need with health, dental, fitness and community centres, school and a 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 outlying villages and a railway station.



- | | |
|-------------------------------|-------------------------------|
| Porch | Bedroom |
| Entrance Hallway | Bedroom |
| Lounge | Bedroom |
| Dining Room | Study/Dressing/Bedroom |
| Kitchen/Breakfast Room | Bathroom |
| Rear Hall | |
| Utility/W.C Room | |
| FIRST FLOOR | |
| Landing | |



DIRECTIONS
Entering Narberth via Jesse Road continue along until reaching the junction and War Monument at the top of St James Street. The property can be found on the left hand side a short distance after passing the Monument on your left.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.