

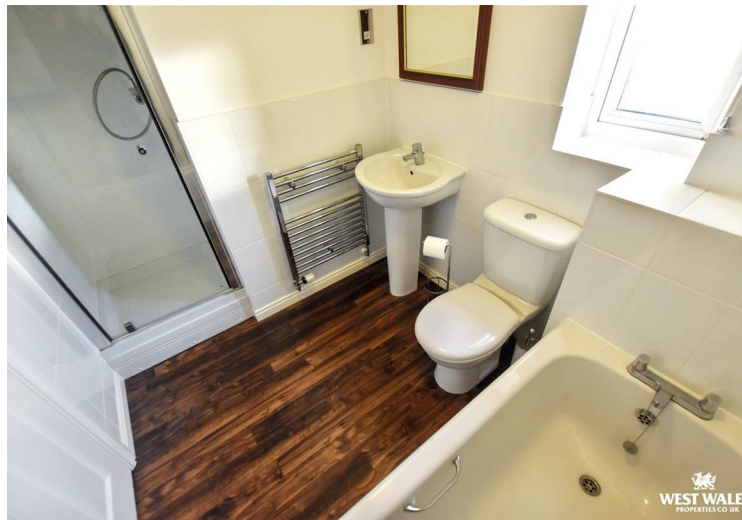


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Energy Efficiency Rating		Current	Potential
<p>Very energy efficient: lower running costs</p> <p> <b>78</b> <b>82</b> </p>			
<p>Very energy efficient: lower running costs</p> <p><b>England &amp; Wales</b> <b>EU Directive 2002/91/EC</b></p> <p><b>Environmental impact (CO<sub>2</sub> Rating)</b></p>			
		Current	Potential
<p>Very environmentally friendly: lower CO<sub>2</sub> emissions</p> <p> <b>44</b> <b>48</b> </p>			
<p>Very environmentally friendly: lower CO<sub>2</sub> emissions</p> <p><b>England &amp; Wales</b> <b>EU Directive 2002/91/EC</b></p>			





Welcome to 69 Redstone Court. Once the show home for the development, this beautifully presented family home was built in 2013 and is of a modern timber framed construction.

The layout of the property briefly comprises of an entrance hall with generous under stairs storage cupboard, living room which is accessed via double doors with a bay window and French doors as the far end offering access to a conservatory, a dining room, an open plan kitchen/breakfast room with a modern and well equipped kitchen and central island, with an adjoining utility room, and a downstairs cloakroom. On the first floor, a landing leads through to two bedrooms both with en-suite shower rooms, two further double bedrooms, served by a family bathroom with separate shower unit. The property is very well maintained both inside and out, with double glazing and gas central heating.

Externally, there is a driveway to the side of the property providing ample off road parking and access to the detached double garage, offering fantastic work/storage space or dry parking for 2 vehicles. The garage boasts a boarded ceiling with overhead loft space for excellent storage! The rear garden continues around the side of the property and is lined by hedgerows for privacy and laid to synthetic turf. There are established shrub borders, a gravelled area and patio seating area. The front of the property ensures immediate curb appeal, with decorative gravel and bedding areas, lined by a low lying boundary wall.

This is a beautiful home ready to serve a busy family. With the further appeal of no onward chain, viewing is highly recommended!

Narberth is known for its charming town centre, boutique shops, cafe's, and strong community feel. Properties in Spring Gardens enjoy close proximity to local amenities while often offering residential character. Its advantageous setting also provides easy access to the Pembrokeshire countryside and coast, blending lifestyle and convenience.



## DIRECTIONS

Head out of Tenby on the A478 in the direction of Kilgetty and at Kilgetty roundabout, take the 2nd turning towards Narberth and follow for 5 miles. Upon reaching the centre of the town, proceed to the top of the High Street and turn right onto Spring Gardens, the turn immediately left onto Redstone Road. Follow the road up where you will find the entrance to Redstone Court on your right. The property is the first on the right. What3Words:///showed.processor.tables

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.