



37 Hill Park, Narberth, SA67 7UL

**Offers In The Region Of £135,000**

An end of terrace 3 bedroom house situated conveniently in the market town of Narberth, within easy walking distance to the town centre shops and amenities. The accommodation comprises a ground floor W.C, Living Room, Kitchen, first floor Bathroom and 3 Bedrooms (2 Double & 1 Single). There are also front and rear gardens, plus an undesignated area for residents parking.



## Situation

### Entrance Hall

Entered via front door. With window to front, under stairs storage cupboard and glazed door opening to:

### Lounge 14'11 x 14'6 (4.55m x 4.42m)



Window to front, electric fire, wood laminate flooring, radiator, door to:

### Inner Hall

Stairs rise to first floor, double glazed external door to rear garden, doors open to:

### Kitchen Diner 12'5 x 11'6 (3.78m x 3.51m)



Fitted range of wall and base storage units, worktops, sink unit, plumbing for washing machine, space for cooker, window to rear, tiled flooring.

### Cloak Room

W.C, wash hand basin, window to rear.

### First Floor Landing

Access to partly boarded loft space, built in cupboard housing a Glow Worm gas combi boiler servicing the domestic hot water and central heating. Doors open to:

### Bedroom 1 12'2 x 8'10 (3.71m x 2.69m)



Window to front, radiator, built in wardrobe.

### Bedroom 2 11'7 x 11'5 (3.53m x 3.48m)



Window to rear, built in wardrobe.

### Bedroom 3 8'8 x 8'0 (2.64m x 2.44m)



Window to front, radiator.



## Bathroom 6'6 x 5'4 (1.98m x 1.63m)



Window to rear, bathroom, power shower, W.C, part tiled walls.

## Externally



The property has a front lawn garden and small enclosed rear garden with adjoining garden shed. A residents parking area is found near by, close to the side of the house, but are not designated.

## Utilities & Services

Heating Source: Gas

Services:

Electric: Mains

Gas: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax: Band C

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///ferried.vine.cure

## Please Note

We understand from the sellers that the construction is classed as non-standard. Buyers needing to raise a mortgage against the property may experience difficulties and are advised to discuss this with their mortgage advisor before making any offers.

## Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 17mbps download and Superfast 20mbps upload and 80mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

## Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Likely & Data - Likely

Three Voice - Limited & Data - Limited

O2 Voice - Likely & Data - Likely

Vodafone. Voice - Likely & Data - Limited

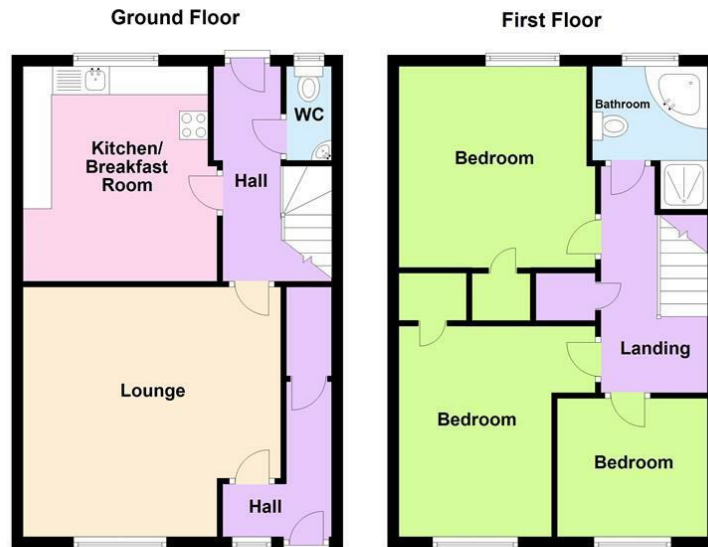
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

## Anti Money Laundering & Ability To Purchase

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

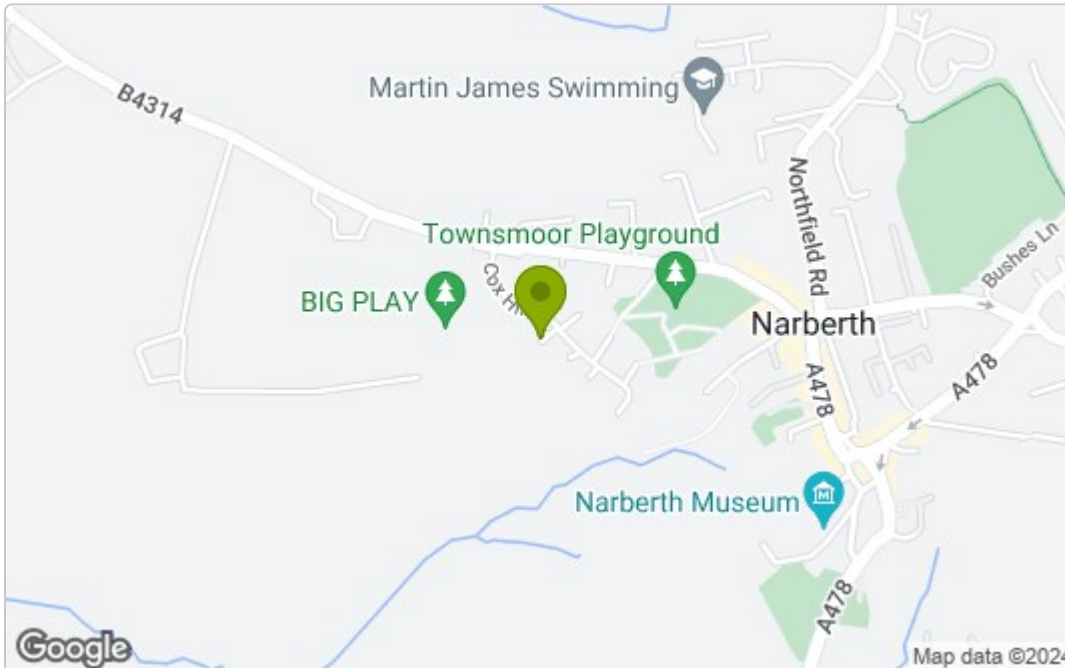
We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

# Floor Plan

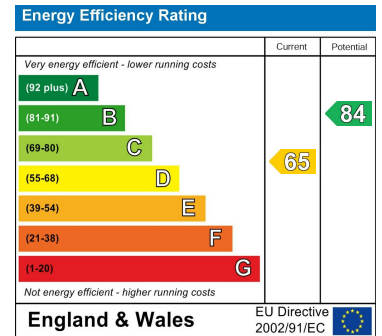


This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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