



Meadow Lands Nursery Close, Tavernspite, Pembrokeshire, SA34 ONE

**Offers In Excess Of £310,000**

Virtual Viewing Tour Ready!

A detached 3 bedroom bungalow providing well presented and good proportioned accommodation, situated on a small cul-de-sac within the popular village of Tavernspite. The property is in a peaceful and quiet location, nicely set on a far corner plot and benefits from surrounding level gardens, off road parking and garage. This would make an excellent retirement or family home and should be viewed to appreciate the good layout, size and position.

## Situation

The property is situated on a private cul-de-sac road (owned by this property) and is within walking distance to a local public house and garden centre with café. Within a short drive are both Narberth and Whitland market towns with good shopping facilities for most every day needs and further amenities and facilities such as railway connections, educational facilities, places to eat and drink etc.

## Porch

Entered via a frosted double glazed door with double glazed window to front, internal door opens to:

## Hall

Radiator, built in linen cupboard, doors to:

## Lounge



Double glazed windows to front and side, radiator, brick TV and entertainment shelving, large open archway leads to:

## Dining Room



Double glazed window to rear with space for dining table and chairs, door open to:

## Kitchen



Fitted wall and base storage units, 1 and a half bowl stainless steel sink, Bosch eye level double oven, 4 ring electric hob and extractor hood, double glazed window to the rear, part tiled walls, built in airing cupboard with hot water cylinder and shelving. Door back to hallway and door to:

## Utility



Double glazed external door to garden, double glazed window, plumbing for a washing machine, worktop, wall cupboards and radiator.

### Bedroom 3



Double glazed window to front and radiator,

### Bedroom 2



Double glazed window to front and radiator.

### Bedroom 1



Double glazed window to rear and radiator.

### Bathroom



Comprising of a bath, corner shower cubicle, wash hand basin set in vanity unit, WC, radiator, heated towel rail, part tiled walls and frosted double glazed window to the rear.

### Externally



To the front there is a hard standing driveway providing off road parking for 2 cars and access into the garage. All around the bungalow are level, well kept gardens, laid mainly to lawn with mature borders and a pleasant rear patio.

### Garage

With electric vehicular door to front, pedestrian door to rear, double glazed windows, door to toilet, and housing a Worcester oil fired boiler serving the domestic hot water and central heating.

### Services

We are advised mains water, electric and drainage are connected. Oil fired heating. Please note the road within this small cul-de-sac is private (not adopted by the council) and owned by this property.

### Tenure

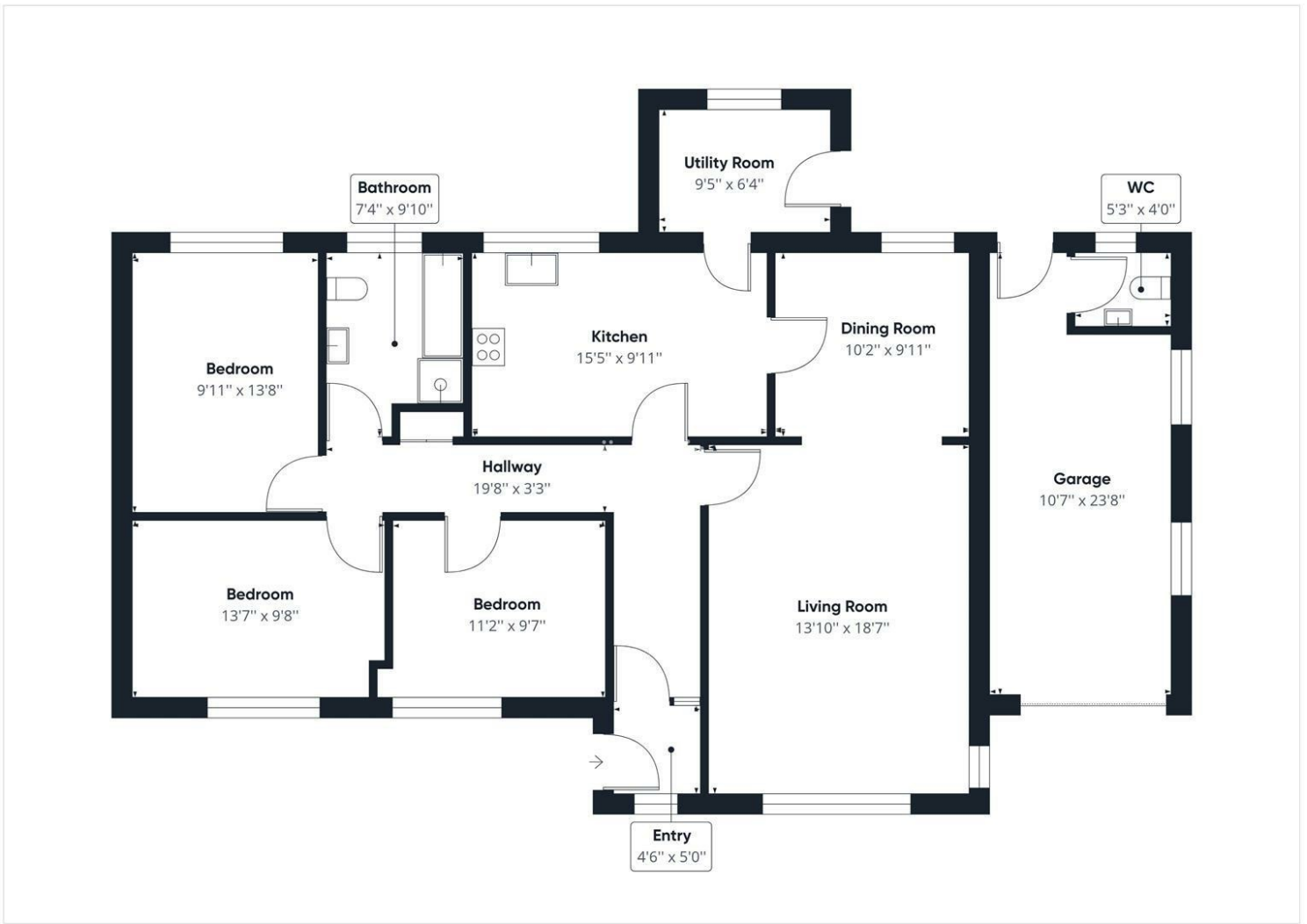
Freehold

### Directions

From Narberth follow the road past the crematorium to Prices Gate and at the cross roads turn left signposted Tavernspite. Continue on this road until you come into the village, travel past the garden centre, school and public house, then turn right. Take the right hand turning along this road into Nursery close, and the property is found in the far right hand corner, as identified by our for sale sign.

What 3 Words - ///torches.snowmen.staging

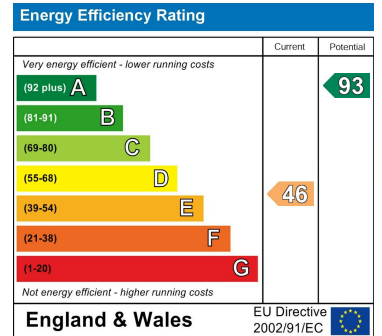
## Floor Plan



## Area Map



## Energy Efficiency Graph



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