



St Chads Kiln Park Road, Narberth, Pembrokeshire, SA67 8UA

Offers In The Region Of £395,000

Virtual Viewing Tour Ready!

A detached 4 bedroom dormer bungalow situated on the edge of Narberth town, providing good sized accommodation, ample parking space, garage and gardens to both the front and rear. This property has been lovingly modernised by the current owners to a high standard and offers generous living and sleeping spaces that are naturally light and hold some splendid features. The lounge boasts a parquet wood block floor and fireplace with wood burning stove. The kitchen/diner opens directly out onto a sunny rear garden with patio. There are 2 double bedrooms and bathroom on the ground floor and a further 2 double bedrooms and shower room on the first floor. This is a wonderful home that would suit younger families as well as retired buyers, and simply must be viewed for full appreciation.

Situation

The property is situated close to the centre of Narberth town, but just far enough outside to be away from the hustle and bustle. The distance from Narberth's shopping high street is approximately three quarters of a mile. Narberth has an excellent choice of small independent shops, cafes and pubs, as well as health facilities and other amenities. The property is also within comfortable walking distance to Narberth's primary school and train station. Altogether this is a very convenient location.

Accommodation

Double glazed front door opens into:

Porch

Double glazed window to side, tiled flooring, radiator, double glazed door opening into:

Hallway



Stairs to 1st floor, radiator, under stairs storage cupboard, doors open to:

Lounge



Wood block flooring, inset woodburning stove set in slate tiled surround, double glazed windows to front and side, radiator, door to:



Kitchen/Diner



Tiled flooring, range of fitted wall and base storage units with wooden worktops over, 1 1/2 bowl single drainer sink, Neff single oven, Bosch 4 ring hob, stainless steel extractor hood, intergrated dishwasher, tiled splashbacks, recess for fridge freezer, further fitted cupboards, double glazed window to rear, dining area with woodblock flooring, radiator, space for tables and chairs, double glazed external patio doors to rear, door back to hallway.



Bedroom 4



Double glazed window to rear, radiator.



Bedroom 3



Double glazed window to front, radiator.

Bathroom



Comprising a bath with shower over, WC, wash hand basin set in vanity storage unit, frosted double glazed window to rear, tiled floor, heated towel rail.

First Floor Landing



Velux window to front, spindal baulstrade, doors to:

Bedroom 2



Double glazed dormer window to front, velux window to rear, radiator, access to eaves storage space

Bedroom 1



Double glazed dormer window to front, velux window to rear, radiators, access to eaves storage space.

Shower room



Corner shower cubicle, WC, pedestal wash hand basin, tiled floor, tiled walls, frosted double glazed window to rear, radiator, heated towel rail.

Externally



At the front of the property is a driveway providing ample off road car parking space, which leads to an adjoining garage. Steps lead up to a front landscaped garden with lawn, patio and wall/hedgerow boundary. Side pathways lead to the rear where there is a lawn garden with patio, borders with established shrubs and plants, an adjoining wash room shed with plumbing for washing machine and space for tumble dryer.



Garage

With up and over door to front, power, lighting, pedestrian door to rear and houses a Grant oil fired combination boiler serving the domestic hot water and central heating.

Tenure

Freehold

Services

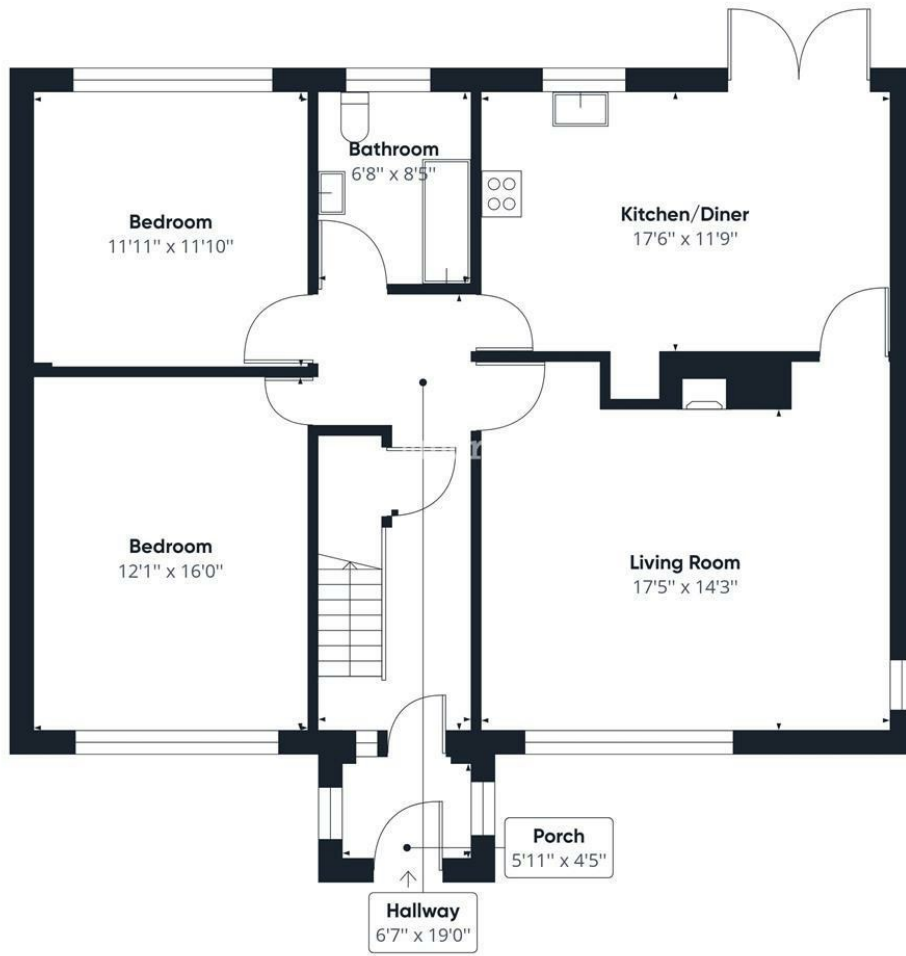
Mains water, electric and drainage are connected. Oil fired central heating.

Directions

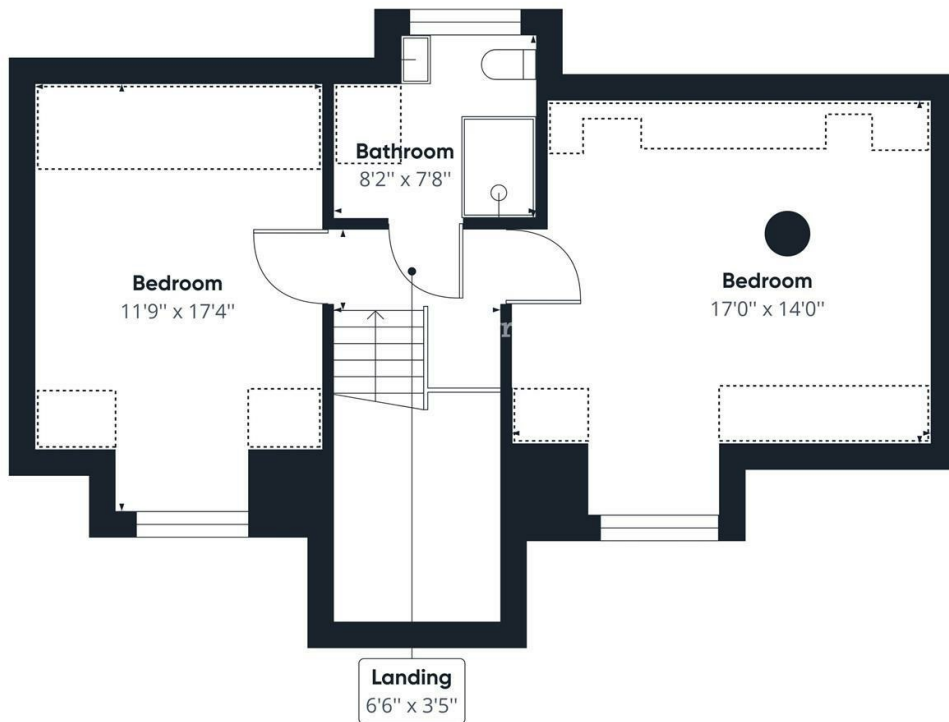


From our Narberth JJMorris office, follow the one way system along Spring Gardens and at the junction proceed straight over and proceed along Station Road. Take the left hand turning signposted Kiln Park Road, and the property is found on the right hand side, identified by our JJMorris for sale sign.

Floor Plan

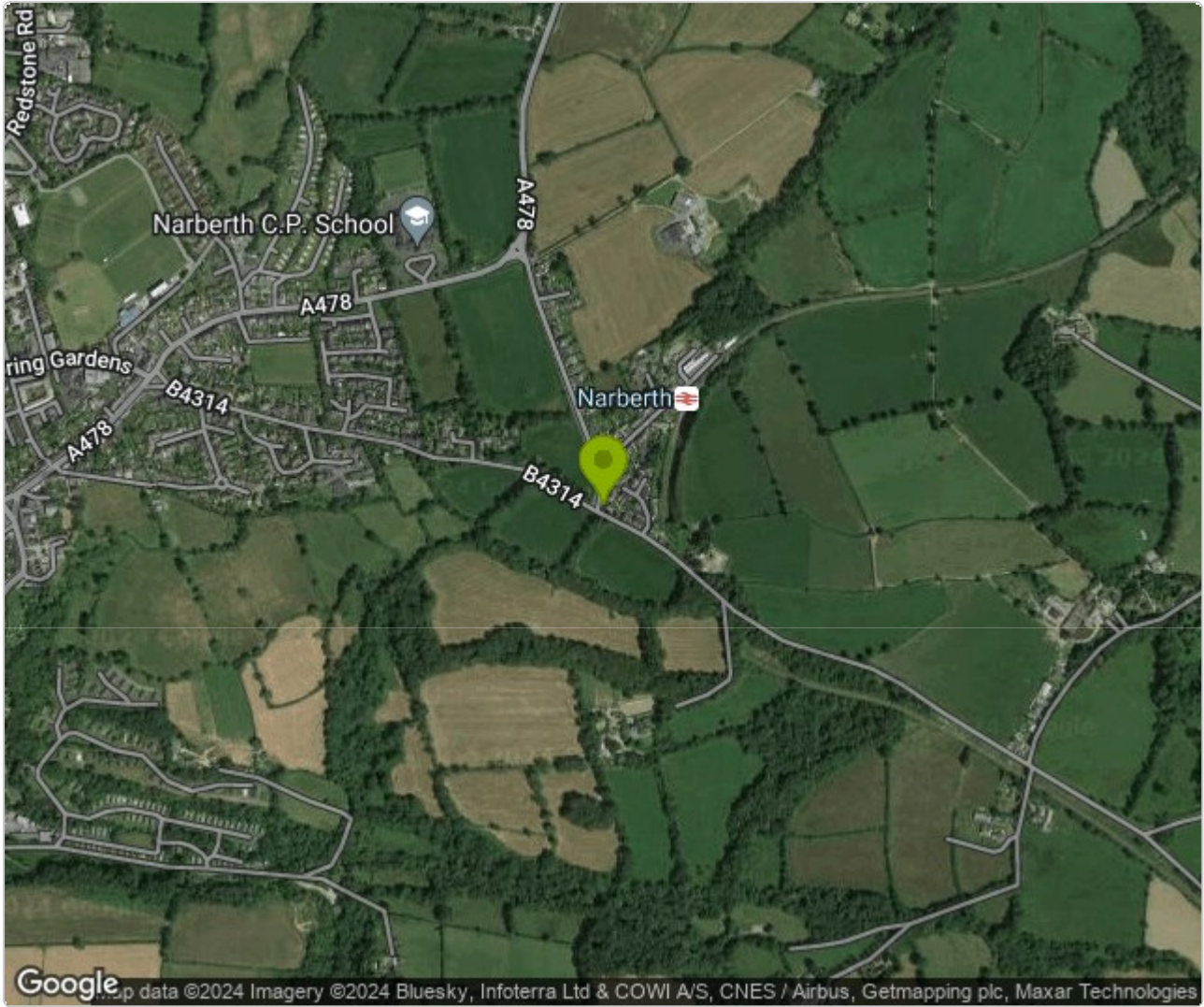


Floor 0



Floor 1

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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