



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, integrated 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.

Utilities & Services

Heating Source: Oil Fired Central Heating.

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax: E

Tenure: Freehold and available with vacant possession upon completion.

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.

Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 16mbps 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 - Limited & Data - Limited

Three Voice - Limited & Data - Limited

O2 Voice - Likely & Data - Limited

Vodafone Voice - Limited & Data - Limited

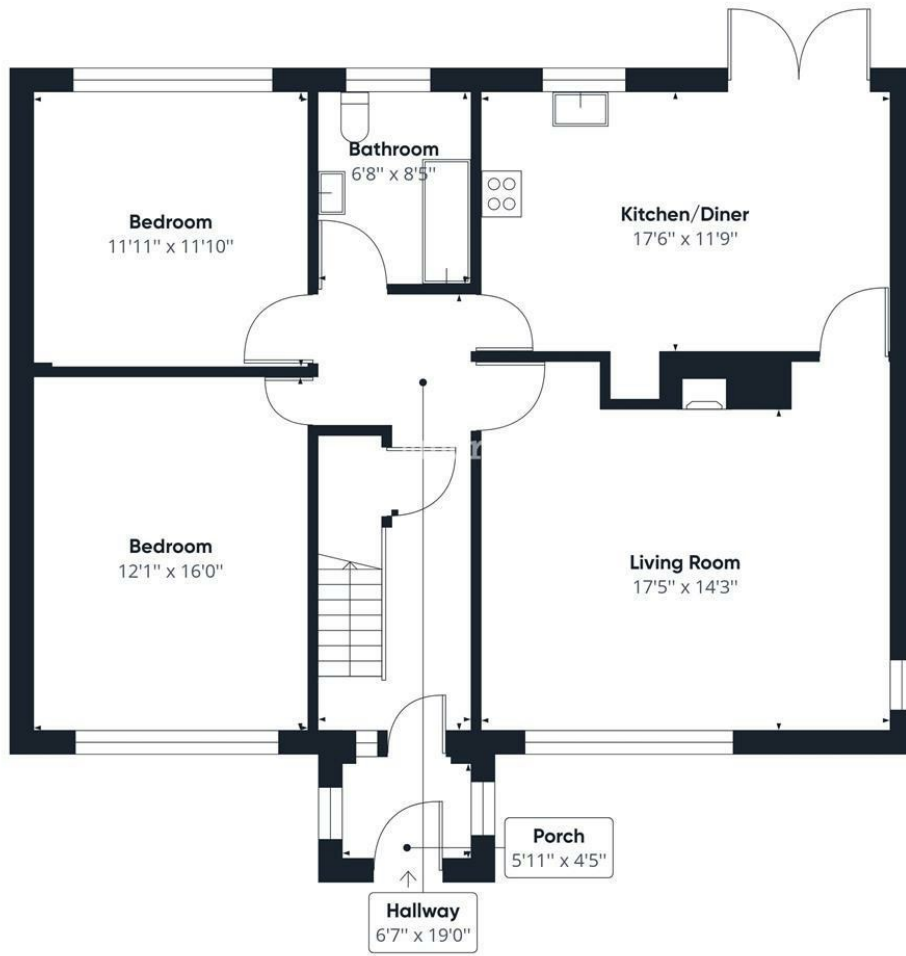
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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

Anti Money Laundering & Ability To Purchase

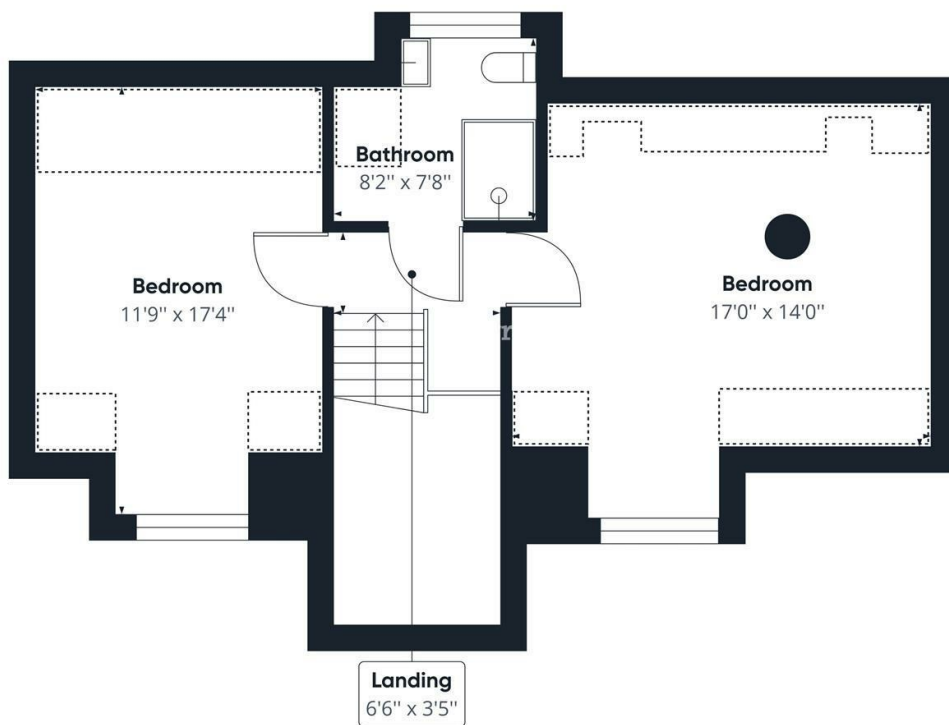
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

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

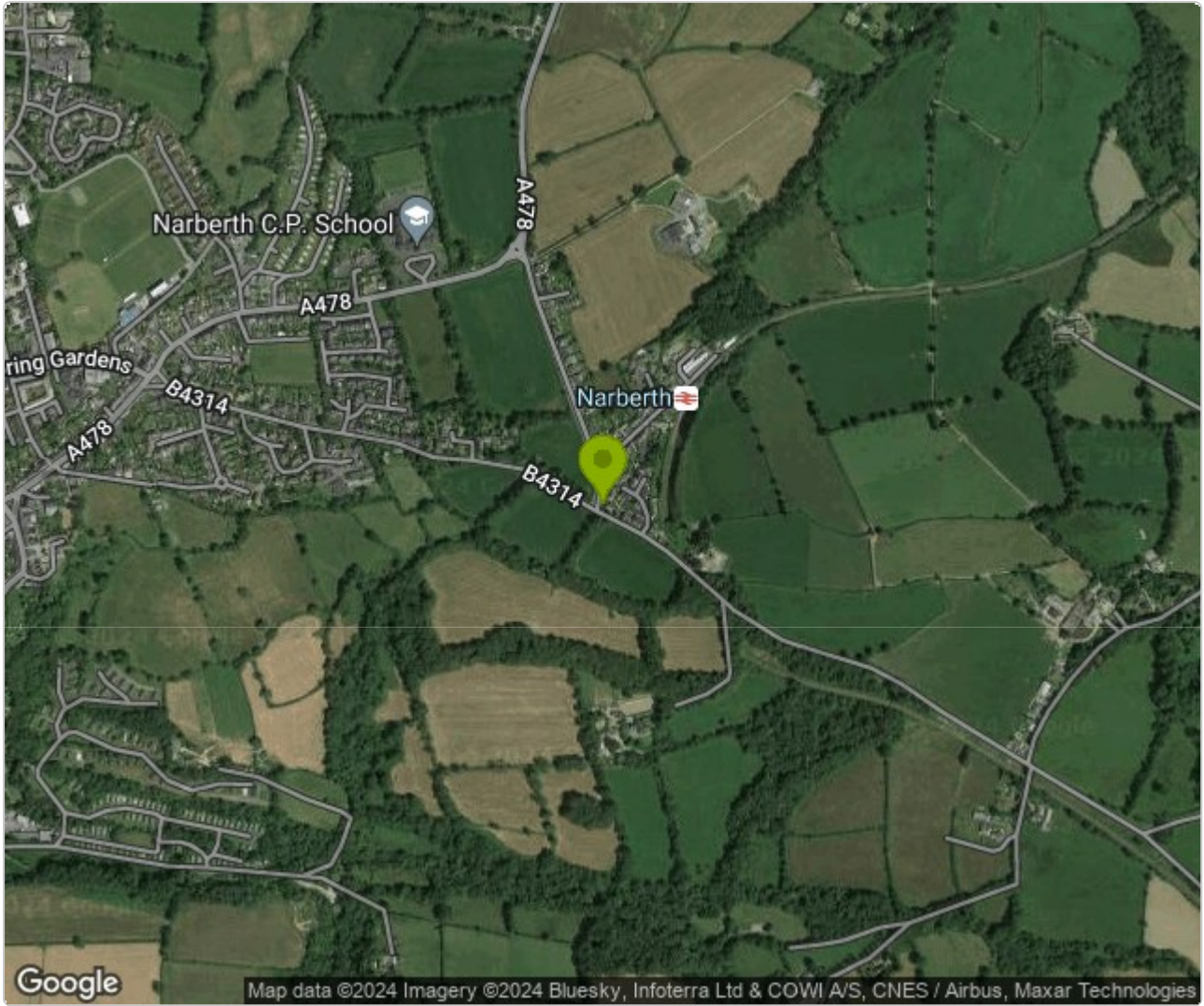


Floor 0

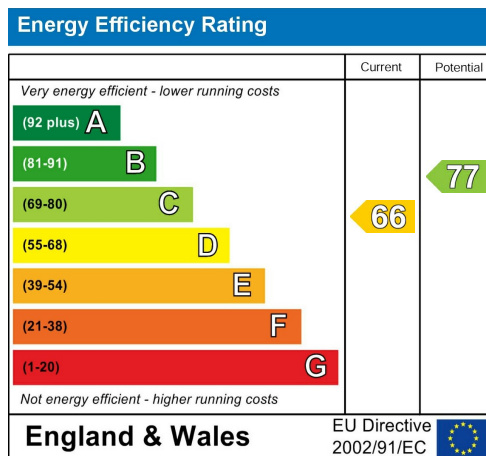


Floor 1

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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