



Pine Cottage Stoneyford, Narberth, SA67 7NX

**Offers In The Region Of £275,000**

Virtual Viewing Tour Ready! A detached 3 bedroom cottage offering plenty of charm and character, situated just a few minutes drive outside Narberth town. The cottage has been lovingly cared for and has well presented and maintained accommodation of a good size, with a master bedroom dressing room and En-suite. There is gated off road car parking and a stunning pretty garden. Viewing is a must to appreciate this chain free cottage in all its glory.

### Situation

The cottage is situated in an excellent location, being just outside the town of Narberth but within only a few minutes drive. The town provides a wide range of shops and amenities, and has some very popular cafes and food establishments. From this location easy access can be found onto the main A40 road which connects to Haverfordwest or Carmarthen. This is a very good central location within Pembrokeshire.

### Entrance

With Front door opening into:

### Kitchen Diner



Double glazed windows to front and rear, tiled flooring, bespoke wooden kitchen cupboards and worktops, single drainer sink, electric oven, washing machine, tiled splash backs, Worcester oil fired boiler serving the domestic hot water and central heating, ceiling spot lights, fridge freezer, space for table and chairs, doorway to inner hall and steps up to:

### Lounge



Double glazed bay window to front, double glazed window to rear, feature fireplace with stone surround, radiator.

### Inner Hallway

Tiled floor, access to loft, doors to:

### Bathroom



Comprising a bath with mixer shower over, W.C, pedestal wash hand basin, part tiled walls, radiator, frosted double glazed window to rear, built in airing cupboard with radiator.

### Bedroom 3



Double glazed window to front, radiator.

## Bedroom 2



Double glazed window to front, radiator.

## Bedroom 1



Velux roof window, radiator, archway leads through to:

## Dressing Room



External double glazed doors to both sides, radiator, access to loft, door opens to:

## En-Suite



Comprising a shower cubical with electric shower unit, W.C, wash hand basin set in vanity storage unit, heated towel radiator, frosted double glazed window to rear.

## Externally

To the front the cottage has a stunning mature garden with lawn and established borders with a colourful mix of flowers and plants, small wildlife pond and excellent privacy with mature hedgerows. There is a gated driveway providing off road car parking space. Side access leads to the rear where there is a lovely seating patio area, further small garden area and shed.

## Front Garden





**Driveway**

**Gated Entrance**



**Tenure**

Freehold

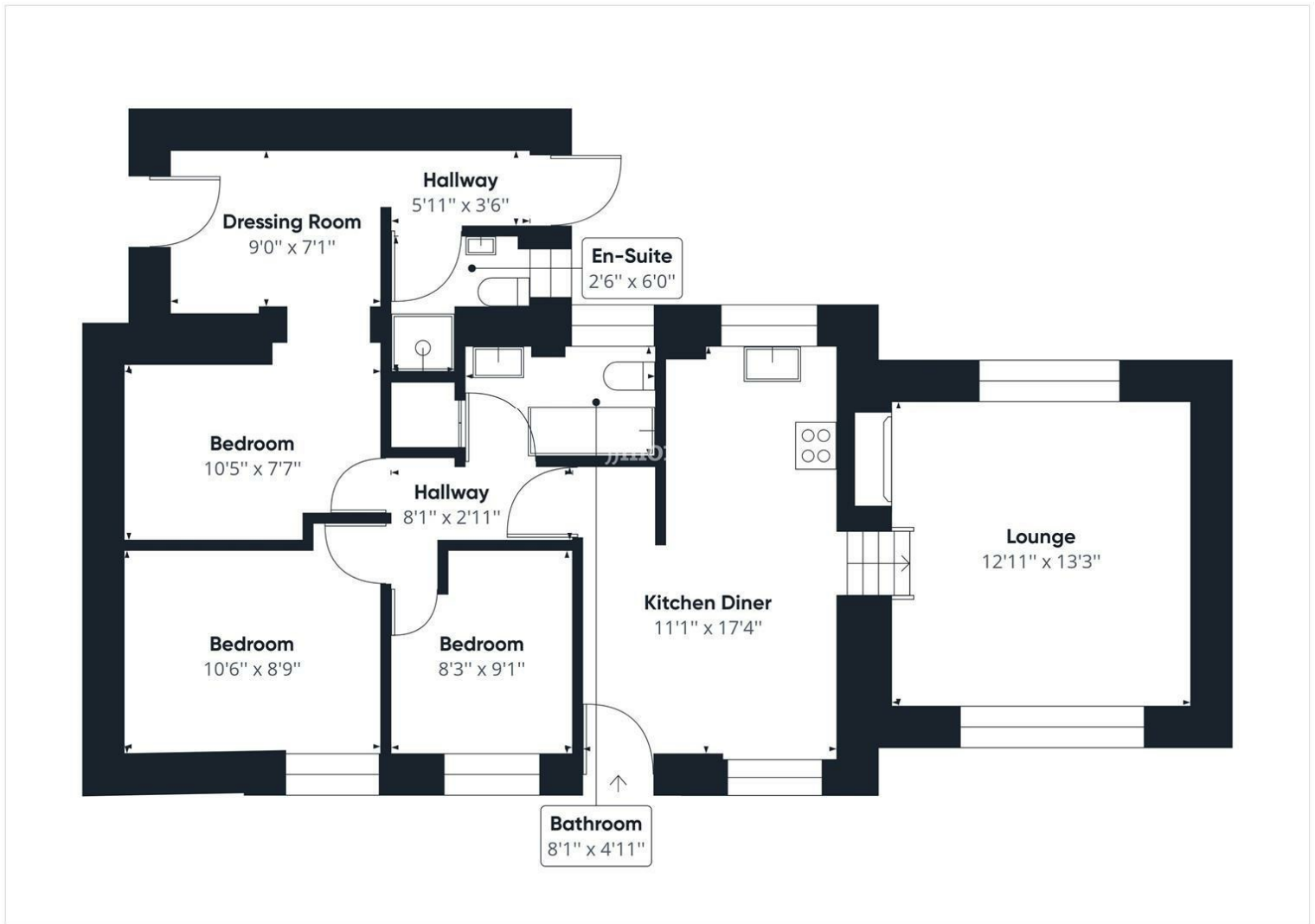
**Services**

Mains water, and electric are connected. Oil fired central heating. Shared private drainage (Septic Tank)

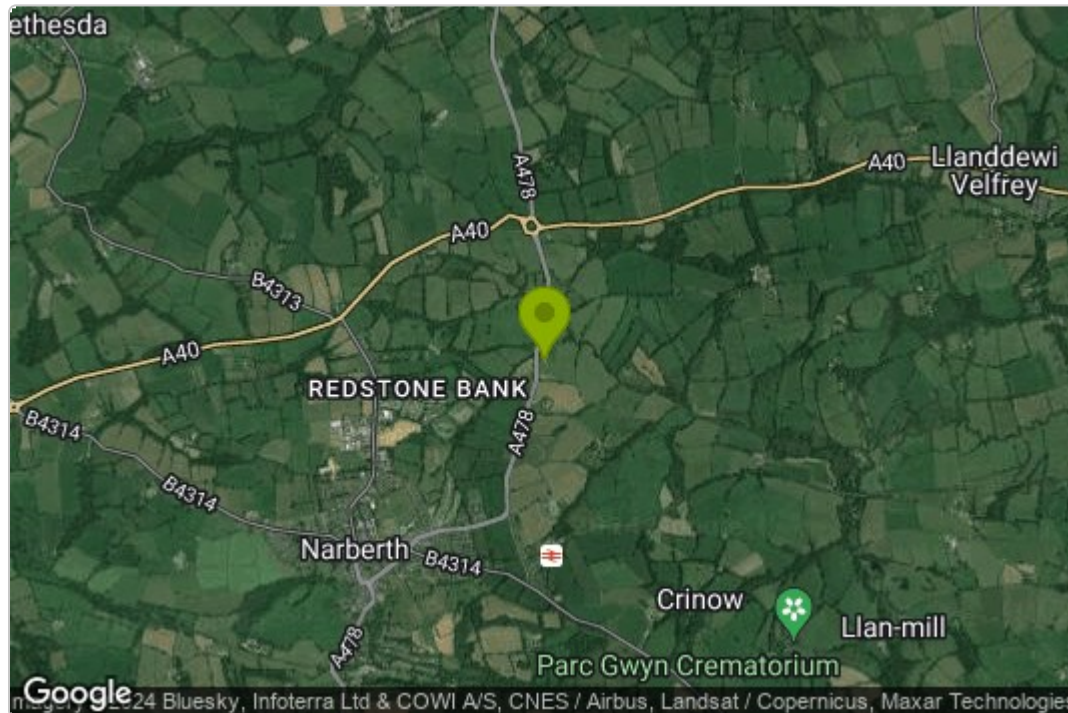
**Directions**

From Narberth town centre, proceed around the one-way system and take the left turning passing the police station and primary school. Turn left at the roundabout and then you will travel into Stoneyford. The cottage is found on the left hand side, as identified by our JJMorris for sale sign.

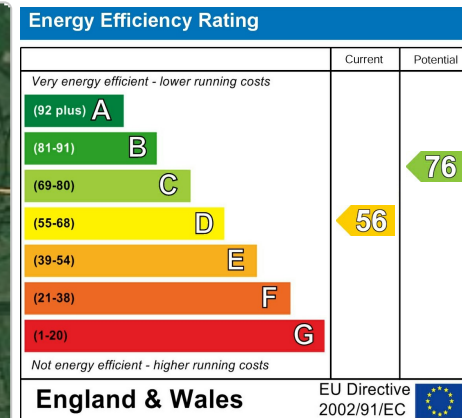
## Floor Plan



## Area Map



## Energy Efficiency Graph



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