



Autumn Drive, Cold Blow, SA67 8RH

Offers In The Region Of £450,000

A spacious 4 bedroom detached bungalow situated on its own with no immediate neighbours, located in the popular village of Cold Blow, up a private track, only a couple of miles from the popular town of Narberth. The accommodation is presented to a high standard, offering excellent space and quality throughout. There is a good size guest bedroom with en-suite that's worth a particular mention, as well as features such as a wood burning stove in the lounge, modern recently fitted kitchen and lovely large double glazed windows letting in plenty of natural light. The grounds include ample off road parking space with garage and car port, a good size private rear garden which is south facing and front garden. The detached garage also has a log shed and dog grooming room with toilet attached, so provides great storage and practical space but also the potential for conversion into an annex etc (stp). Viewing is a must to appreciate this fine property.

Situation

Cold Blow is a small village found less than 2 miles south-east of Narberth, in the heart of Pembrokeshire. It is situated on the B4315 Princes Gate to Templeton road. Narberth is the near by town and offers a good selection of independent shops and cafes etc. The main A40 is roughly 4 miles distant, and connects to larger towns in the area such as Haverfordwest, Carmarthen and the M4. Pembrokeshire is well known for its natural beauty and coastline, with stunning beaches and seaside villages in abundance. Saundersfoot, Amroth, Manorbier and Tenby are all within a short drive from this location.

Accommodation

Entrance Hallway



Entered via frosted double glazed front door with built in storage cupboards, radiators, doors to bathroom and bedrooms, door to:

Living Room



Double glazed window to front, wood burning stove set on hearth, radiators, door to:

Kitchen Diner





Utility



Fitted base storage cabinets with worktop over, resin sink and drainer, space for washing machine & tumble dryer, built in storage cupboards, oil fired boiler serving the domestic hot water and central heating, heated towel radiator.

Conservatory



Double glazed patio doors & window to rear, tiled flooring, fitted modern range of wall and base units with oak worktops over, 4 ring induction hob and extractor, 1 and a half bowl resin sink and drainer, American style fridge freezer, eye level double oven, door opening to:

Inner Hallway

Vinyl flooring, entrance to conservatory and doors to:

Double glazed windows around, external French doors, radiator.

Bedroom 1



Bedroom 2



Double glazed window to rear, built in wardrobes, radiator.



Bedroom 3



Double glazed window to front, radiator, door to:

En-Suite



Comprising a shower cubical, W.C, vanity wash hand basin, heated towel rail.

Double glazed window to front, radiator, vanity sink unit.

Bedroom 4



Double glazed window to rear, radiator, built in wardrobe.

Bathroom



Comprising a bath with shower over, WC, vanity wash hand basin, frosted double glazed windows to side, heated towel rail.

Externally



The property has a lovely front garden with lawn and flower beds. The driveway is on the far side is gated and provides ample parking space for several vehicles, and also access to the garage and car port. The rear garden is enclosed and pretty with a good size lawn, ornamental trees and shrubs, and boasts a natural rock face boundary with ferns and other plants.

Garage

With electric roller door to front, power and lighting. Door opens to:

Dog Grooming Room

With double glazed window, dog bath and shower, part tiled walls, storage cupboards, cloakroom with W.C, external double glazed door to garden.

Adjoining Wood Shed

With 2 sets of double doors for easy access, timber built and ideal for fire wood, garden tools etc.

Utilities & Services

Heating Source: Oil Central Heating.

Services -

Electric: Mains & Solar Panels

Water: Mains

Drainage: Private - Cesspit

Local Authority: Pembrokeshire County Council

Council Tax: Band E

Tenure: Freehold and available with vacant possession upon completion.

Directions

From Narberth, head due south on the A478 road and turn left at the junction after the Brandon tool hire depo. Follow this road into Cold Blow and just as you approach the village sign, turn right on a cross roads, proceed up this track/bridle path and the property is found on the left hand side.

Broadband Availability

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 1mbps upload and 14mbps download and Ultrafast 220mbps upload and 1000mbps 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

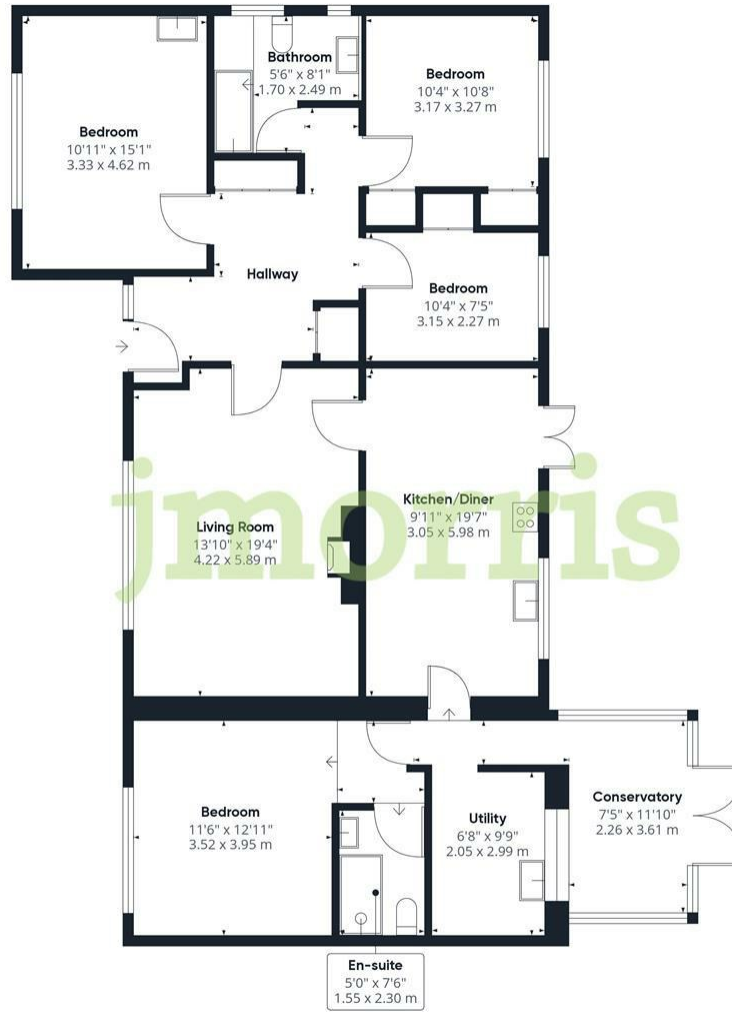
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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

Anti Money Laundering & Ability To Purchase

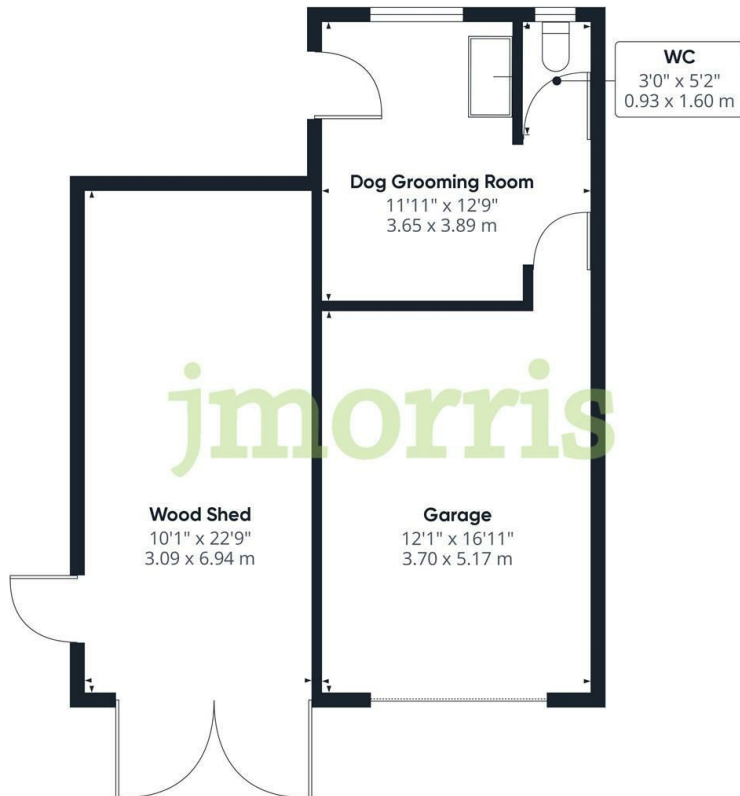
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

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 Building 1



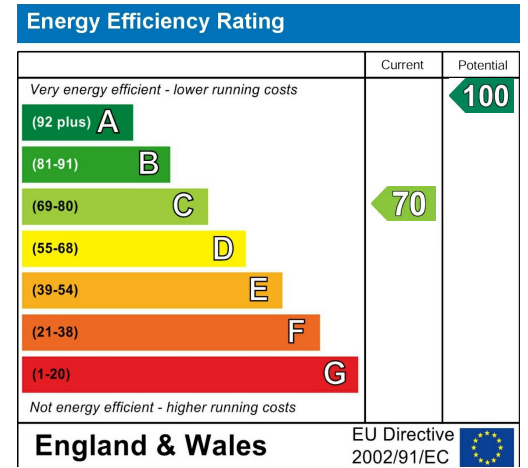
Floor 0 Building 2



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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