



**65 Redstone Court, Narberth, SA67 7EU**

**Offers In The Region Of £415,000**

A superb modern detached 4/5 bedroom family home, boasting extremely well kept and presented accommodation. The property is situated conveniently within the centre of Narberth, only a short walk from the towns shops and amenities. There is a lovely large garden with generous patio, driveway providing ample parking space and detached garage. Internally the layout is of an excellent design and must be viewed for full appreciation. This is a chain free sale, ready for immediate occupation, that would especially suit a large family.

## Situation

The property is located only a few minutes walk from Narberth towns high street, being situated on a modern development of similar premium housing. Narberth has lots to offer and is known for having a good variety of small independent / artisan shops and eatery's. There is an excellent leisure centre, swimming pool, primary schooling, the Queens Hall which has live performances and exhibitions, plus much more. Narberth is centrally located in the beautiful county of Pembrokeshire, with a stunning coastline and many beaches within comfortable driving distance.

## Accommodation

### Entrance Hall



Entered via front door, with stairs rising to first floor, built in under stairs storage cupboard, radiator, doors open to:

### Cloak Room

W.C, pedestal wash hand basin, part tiled walls, double glazed window to rear, radiator, LED mirror.

### Lounge



A bright spacious room with double glazed French doors to rear garden and double glazed window to front, plus 2 radiators.

### Play Room / Bedroom 5



Double glazed window to front and radiator. This room has lots of versatility and could be a 5th double bedroom if needed or makes an excellent children's play room.

## Kitchen Diner



## First Floor Landing



With a spindle balustrade, radiator, built in airing cupboard and doors opening to:

## Bedroom 1



Double glazed window to front, radiator, door to:



A spacious L-shaped room with dining area having more external double glazed French doors to the rear garden and radiator. Kitchen area is well fitted with modern wall and base storage units with worktops, 1 and half bowl single drainer sink, 2 x eye level AEG electric ovens, 4 ring gas hob, extractor hood over, plumbing for dish washer, double glazed window to side and door opens into:

## Utility

Fitted with matching storage cupboards and worktops, single drainer sink, plumbing for washing machine, cupboard housing the gas fired boiler serving the domestic water and central heating, radiator and external door to rear garden.

### Ensuite



Shower enclosure, W.C, pedestal wash hand basin, part tiled walls, radiator, double glazed window to front.

### Bedroom 3



Double glazed window to rear, radiator, recessed wardrobe/storage space.

### Bedroom 2



Double glazed window to front, radiator, access to loft space.

### Bedroom 4



Double glazed window to rear, radiator,

## Family Bathroom



Comprising a bath with shower over, pedestal wash hand basin, W.C, part tiled walls, radiator, double glazed window to rear.

## Externally



To the side of the house is a long hardstanding driveway providing ample off road parking space. This leads to the Detached Garage and a secure side gate which opens to the rear garden. This space is of an excellent size and enjoys a lovely large patio and well kept lawn with 3 ornamental trees for interest, all being well fenced and maintained, ideal for keeping pets and children safe and secure.

## Detached Garage



With an up and over door to the front, power and lighting connected.

## Utilities & Services

Heating Source: Gas central heating.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax: Band F

Tenure: Freehold and available with vacant possession upon completion.

### Directions

From our office in Narberth, proceed up Northfield road and onto Redstone road. You will then see the entrance into Redstone Court on your right hand side. Turn right and number 65 is one of the first houses on the right hand side, as identified by our JJ Morris for sale sign.

What Three words ///enveloped.quantity.flushes

### Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 17mbps 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 - Likely & Data - Likely

Three Voice - Limited & Data - Limited

O2 Voice - Likely & Data - Limited

Vodafone. Voice - Limited & Data - Limited

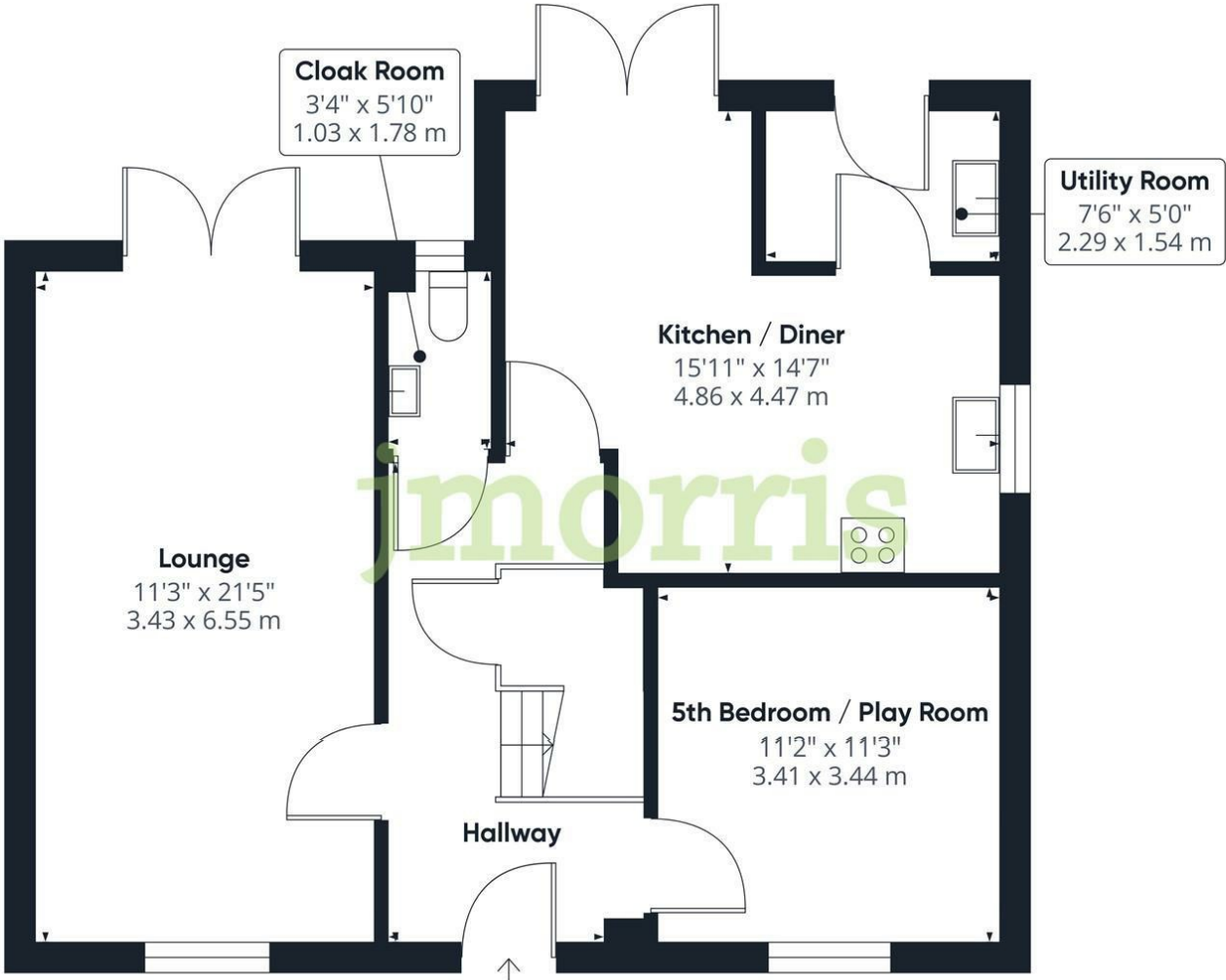
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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

### Anti Money Laundering & Ability To Purchase

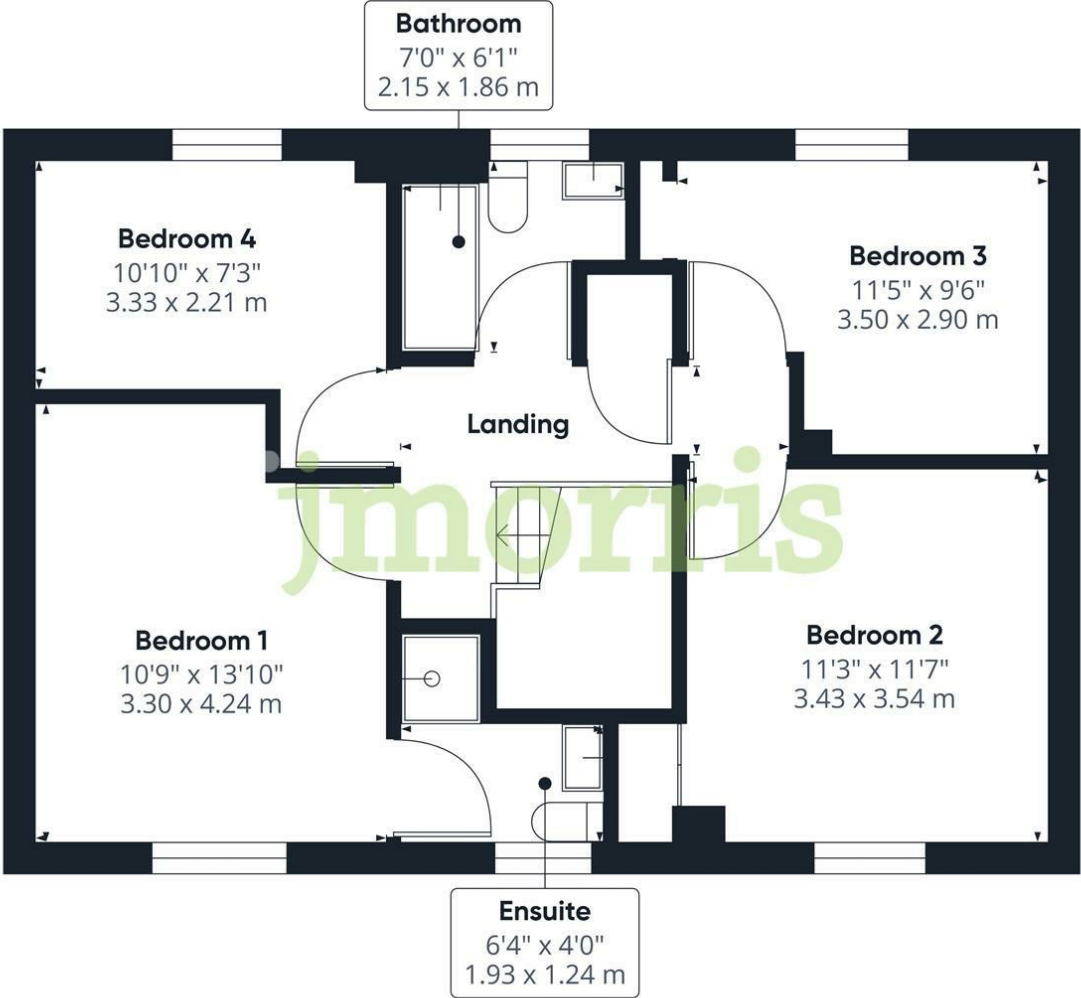
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

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.

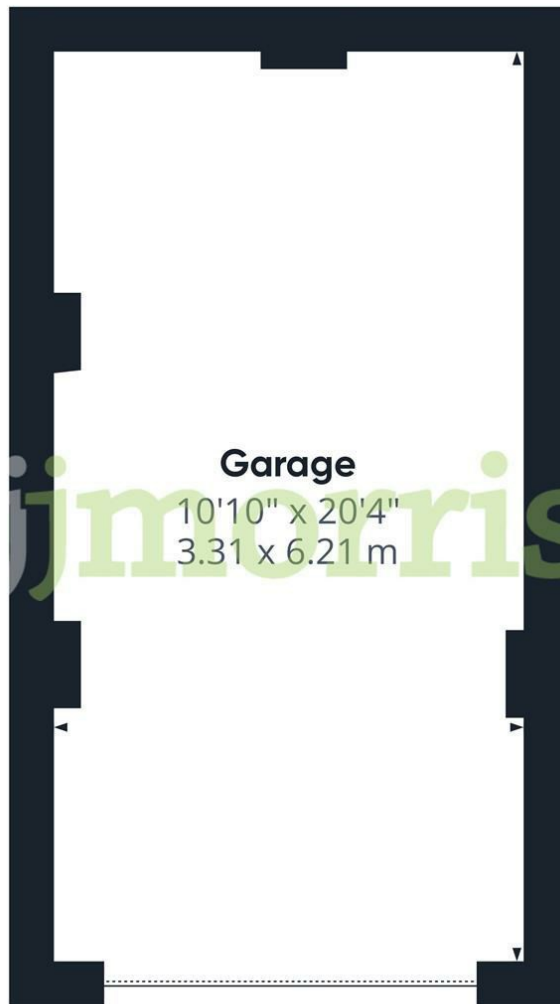
Floor Plan



Floor 0 Building 1

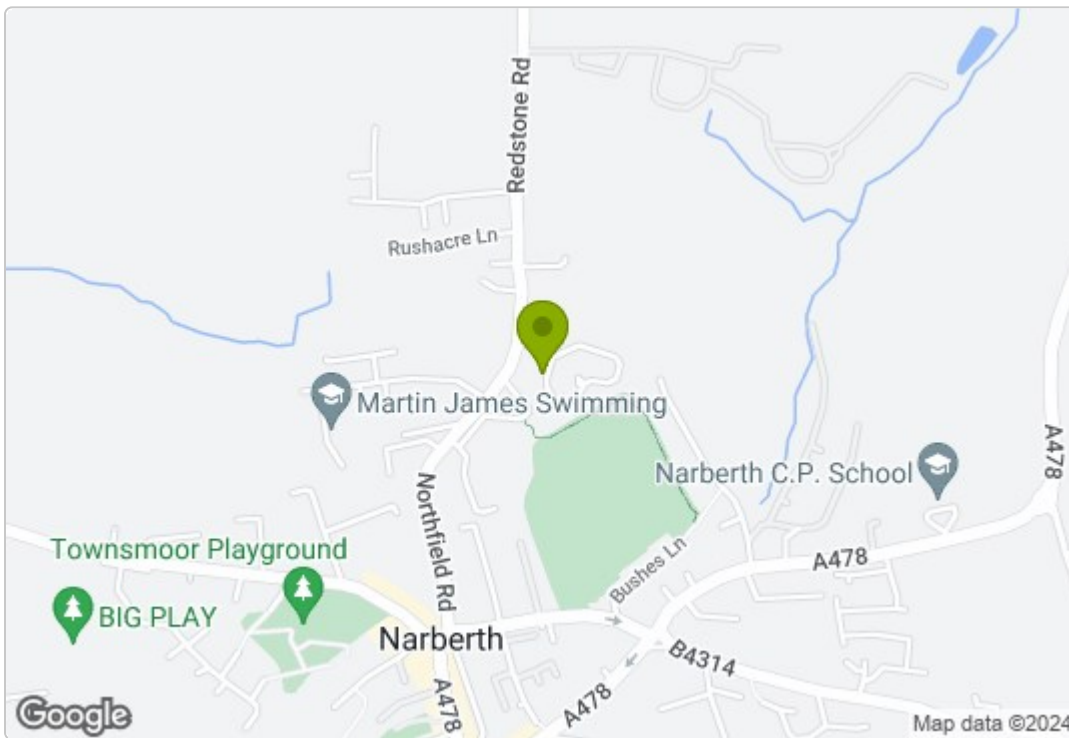


Floor 1 Building 1



Floor 0 Building 2

### Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		80	88
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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