



25 Redstone Court, Narberth, SA67 7EU

**Offers In The Region Of £239,950**

A modern 3 bedroom semi-detached house, situated on a popular and convenient cul-de-sac within Narberth town, only a short walk from near by amenities and the towns high street shops. This lovely house is well presented and benefits from having a good size lounge/diner with French doors opening onto its private garden, plus a master En-suite and off road car parking. An ideal home for first time buyers, small families etc with internal viewing being highly recommended.

### 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

Wood laminate flooring, stairs rise to first floor, radiator, doors open to:

#### Cloak Room

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

#### Kitchen



Fitted with a range of wall and base storage units, one and a half bowl single drainer sink, 4 ring gas hob, single electric oven, stainless steel extractor hood, part tiled walls, plumbing for washing machine, double glazed window to front, integrated dish washer.

### Lounge Diner



External double glazed French doors to rear garden, built in under stairs storage cupboard, wood laminate flooring, radiators.

## First Floor Landing



Built in airing cupboard, access to loft space with pull down ladder, radiator, doors open to:

## Ensuite



Comprising a large shower enclosure, pedestal wash hand basin, W.C, part tiled walls, frosted double glazed window,

## Bedroom 1



Double glazed window to front, radiator, door to:

## Bedroom 2



Double glazed window to rear, radiator.

### Bedroom 3



Double glazed window to rear, radiator.

### Bathroom



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

### Externally



To the front of the property is a small lawn garden and hard standing driveway providing off road car parking space. Gated side access leads to the rear with patio, lawn and decked seating.

### Utilities & Services

Heating Source: Gas central heating.

Services:

Electric: Mains plus Solar Roof Tiles.

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax: Band D

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 25 is found on the left hand side, as 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 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

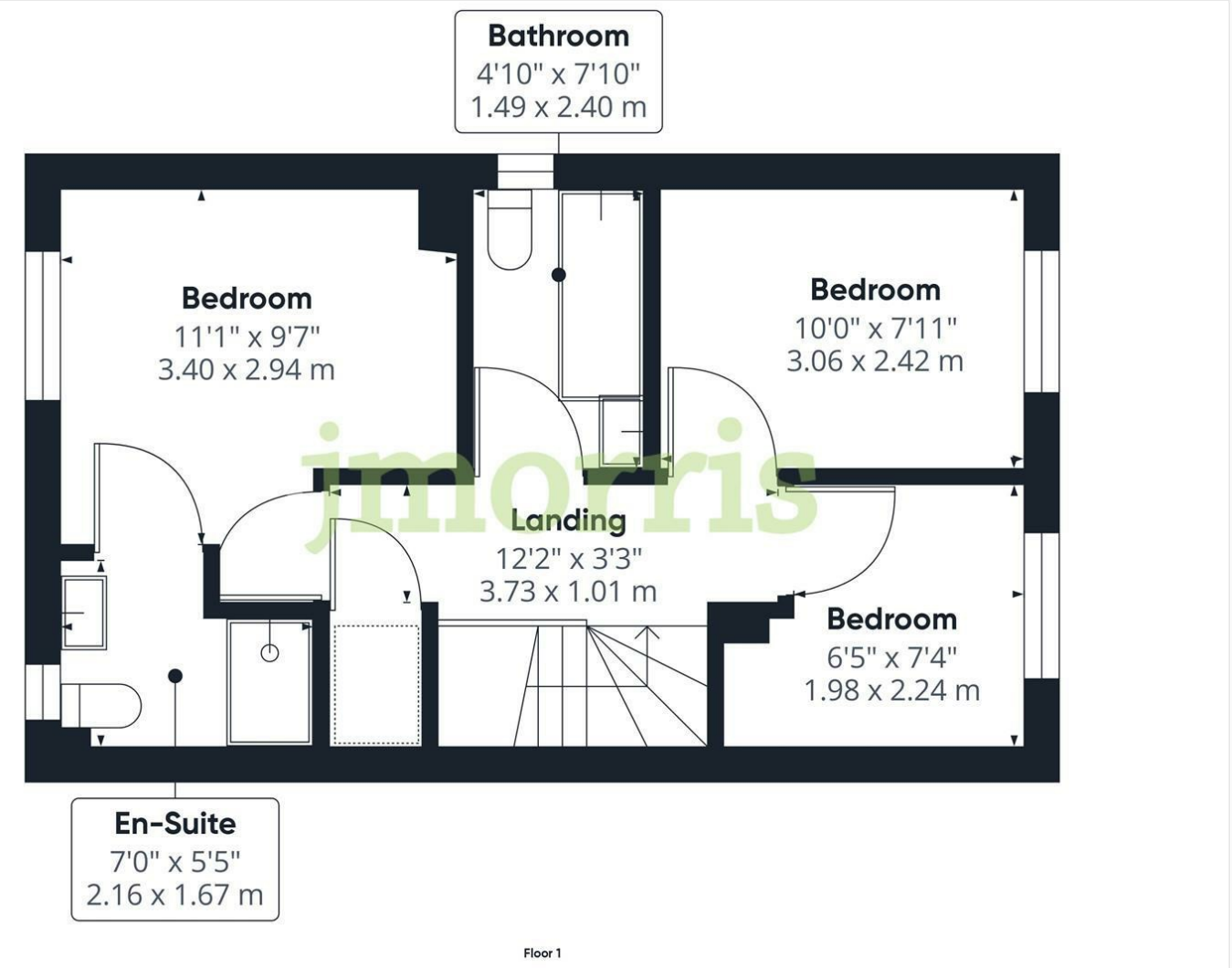
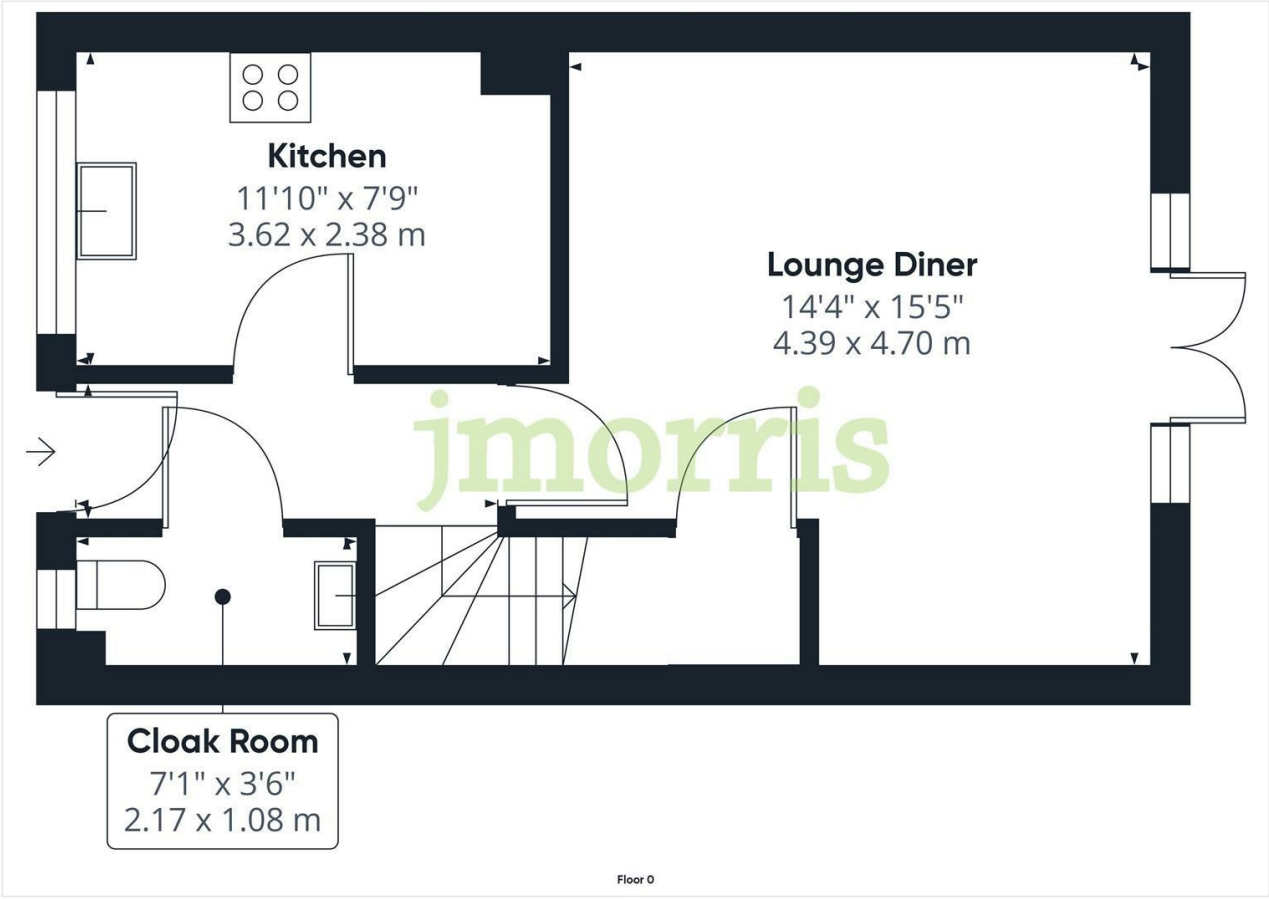
Vodafone. Voice - Limited & Data - Limited

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.

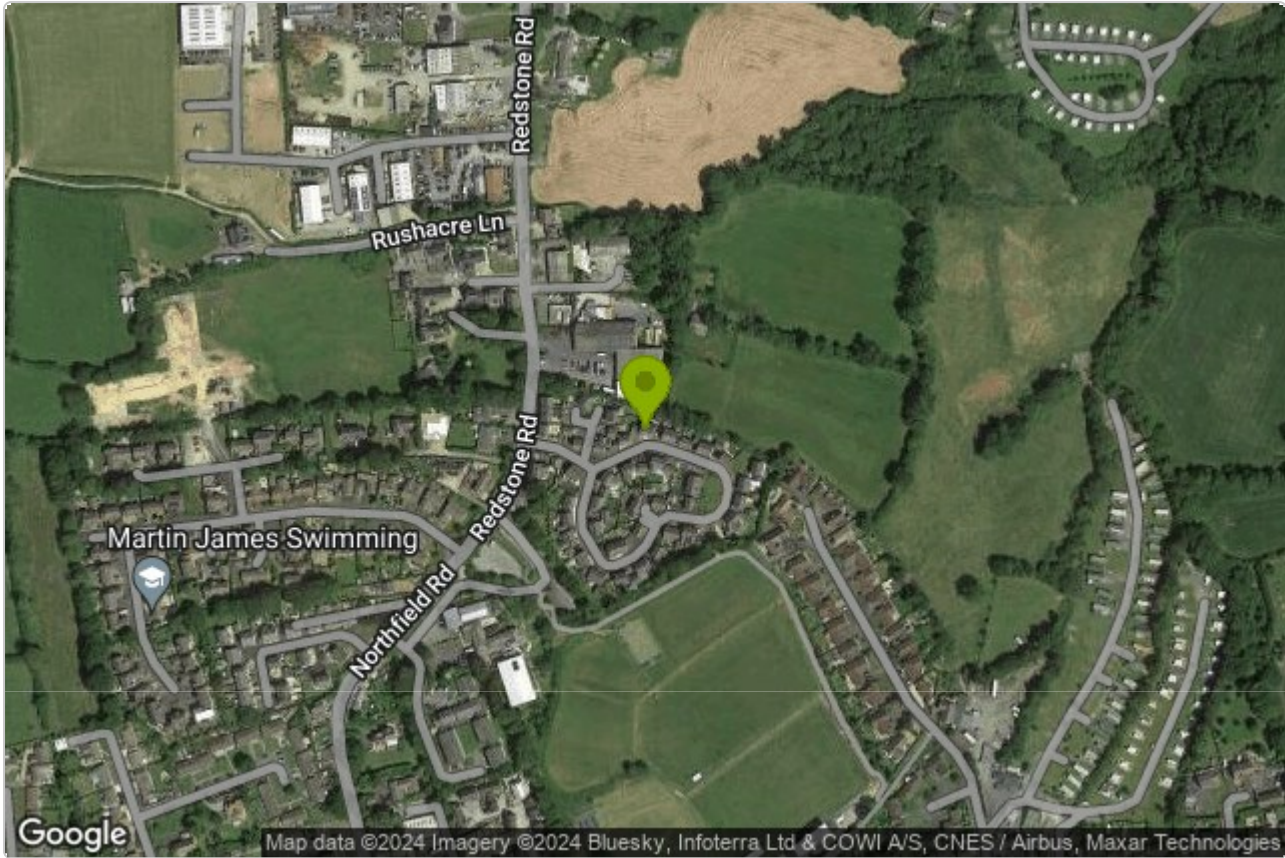
### Anti Money Laundering & Ability To Purchase

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.

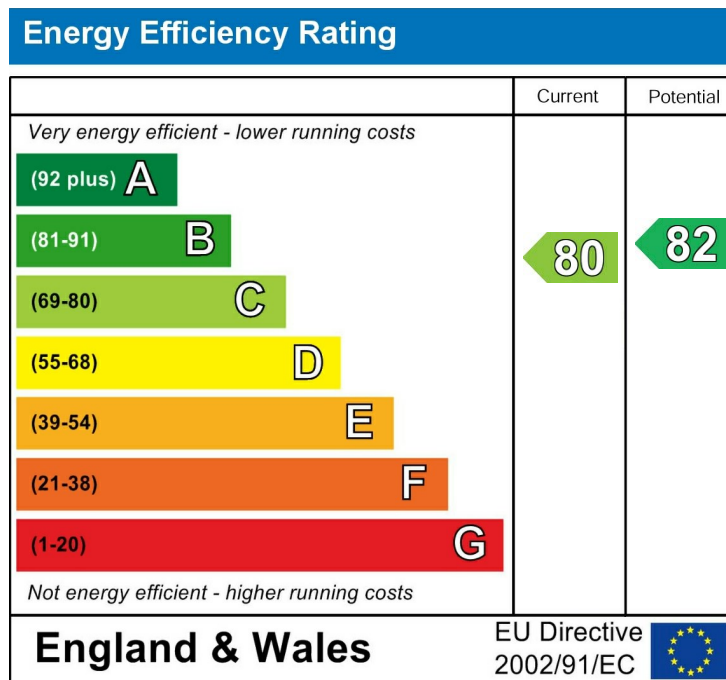
We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.



## 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.