



7 Ashburton Grove, Princes Gate, SA67 8HX

Offers In The Region Of £399,000

A very spacious detached house situated on a lovely residential cul-de-sac, within the village of Princes Gate, only a couple of miles from Narberth town. This property is wonderfully presented and offers fantastic modern accommodation of an incredibly spacious size that is bound to impress! There is a large open plan lounge/diner/kitchen, plus a separate living room and a generous office, all on the ground floor, whilst upstairs has 3 incredibly spacious king size bedrooms, each having their own En-suite bathroom! The views from the rear facing bedrooms span all the way towards the Preseli Hills. Outside there is a driveway providing off road car parking and an enclosed level garden that is part lawn and patio. There is also a useful adjoining workshop. Viewing is absolutely essential to appreciate the deceptive size and quality of this fine detached modern home.

Situation

Princes Gate is a small village settlement, being conveniently situated just outside the Town of Narberth by approximately 2 miles or so. Narberth has a traditional shopping high street with a wide range of independent businesses ranging from boutique shops to cafes, as well as a public swimming pool, leisure centre, primary schooling etc and is within easy driving distance from larger towns in the area such as Haverfordwest, Carmarthen and Tenby. The Pembrokeshire coast is famous for its spectacular beaches and walks, so it is an added bonus that within 5 miles from this property the South coast can be easily reached.

Accommodation

Double glazed front door opens into:

Porch

Tiled flooring, double glazed window to side, radiator, oak door opens into:

Entrance Hall



Oak stairs rise to first floor, under stairs storage cupboard, radiator, oak doors to:

Cloak Room

Comprising a W.C, wash hand basin, radiator, tiled floor.

Living Room



Dual aspect double glazed windows to both sides, electric fire set on a slate heath with wall mantel over, radiator.

Lounge/Diner



Double glazed sliding patio doors and double glazed

window to rear, double glazed window to side, radiator, opening leads through to office, archway leads on to:

Kitchen



Fitted with a range of wall and base storage units, worktops over, Rangemaster cooker with pull out extractor hood over, one and a half bowl sink, integrated dish washer and fridge, dual aspect double glazed windows to rear and side, tiled flooring, part tiled walls, Worcester oil fired boiler serving the domestic hot water and central heating, kitchen island unit with worktop, radiator, door back to hallway, double glazed external door to side, oak door to:

Utility

Fitted wall and base storage units, worktops, single sink, plumbing for washing machine, space for further white goods, tiled floor, part tiled walls, radiator, double glazed window to front aspect.

Office



Double glazed window to side, radiator, oak door back to hallway.

First Floor Landing



Oak spindle balustrade, radiator, Velux roof window, access to eaves storage space, built in airing cupboard. Oak doors to:

Bedroom 1



Dual aspect double glazed windows to each side, radiator, built in single and walk-in wardrobes, oak door to:

En-suite



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

En-suite



Comprising a shower cubicle, pedestal wash hand basin, W.C, radiator, tiled floor, part tiled walls, frosted double glazed window.

Bedroom 2



Dual aspect double glazed windows to side and rear, enjoying wonderful far reaching views towards the Preseli hills, radiator, built in wardrobe, oak door to:

Bedroom 3



Dual aspect double glazed windows to rear and side, enjoying the same delightful views towards the Preseli hills. Radiator, built in wardrobe, oak door to:

En-suite



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

Externally



To the front of property is a hard standing driveway. To the rear is a lovely garden of a manageable size also enjoying views towards the Preseli hills, with patio, lawn and decking. A pathway leads around to the far side and rear, where there are further small areas of garden.

Adjoining Workshop

Accessed independently from the house with front and rear double glazed doors. Power and lighting connected. Loft storage space.

Utilities & Services

Heating Source: Oil central heating.

Services:

Electric: Mains plus solar electric & hot water panels.

Water: Mains

Drainage: Private

Local Authority: Pembrokeshire County Council

Council Tax: Band F

Tenure: Freehold and available with vacant possession upon completion.

Directions

From Narberth, travel out on the B4314 for approximately 2 miles until reaching Princes Gate. At the cross roads, turn right and then turn immediately right again into Ashburton Grove. Number 7 is found at the end of this private road on the right 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 11mbps 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

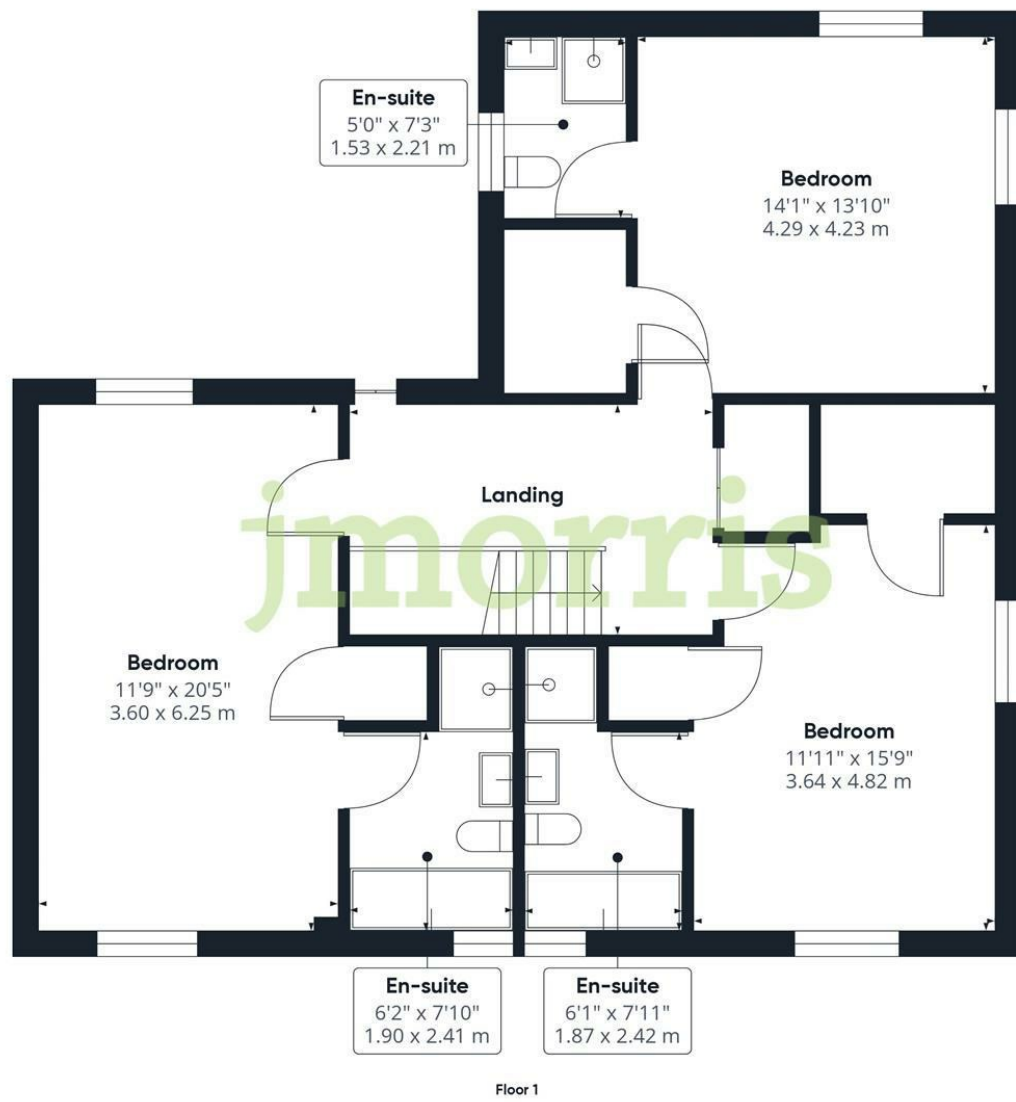
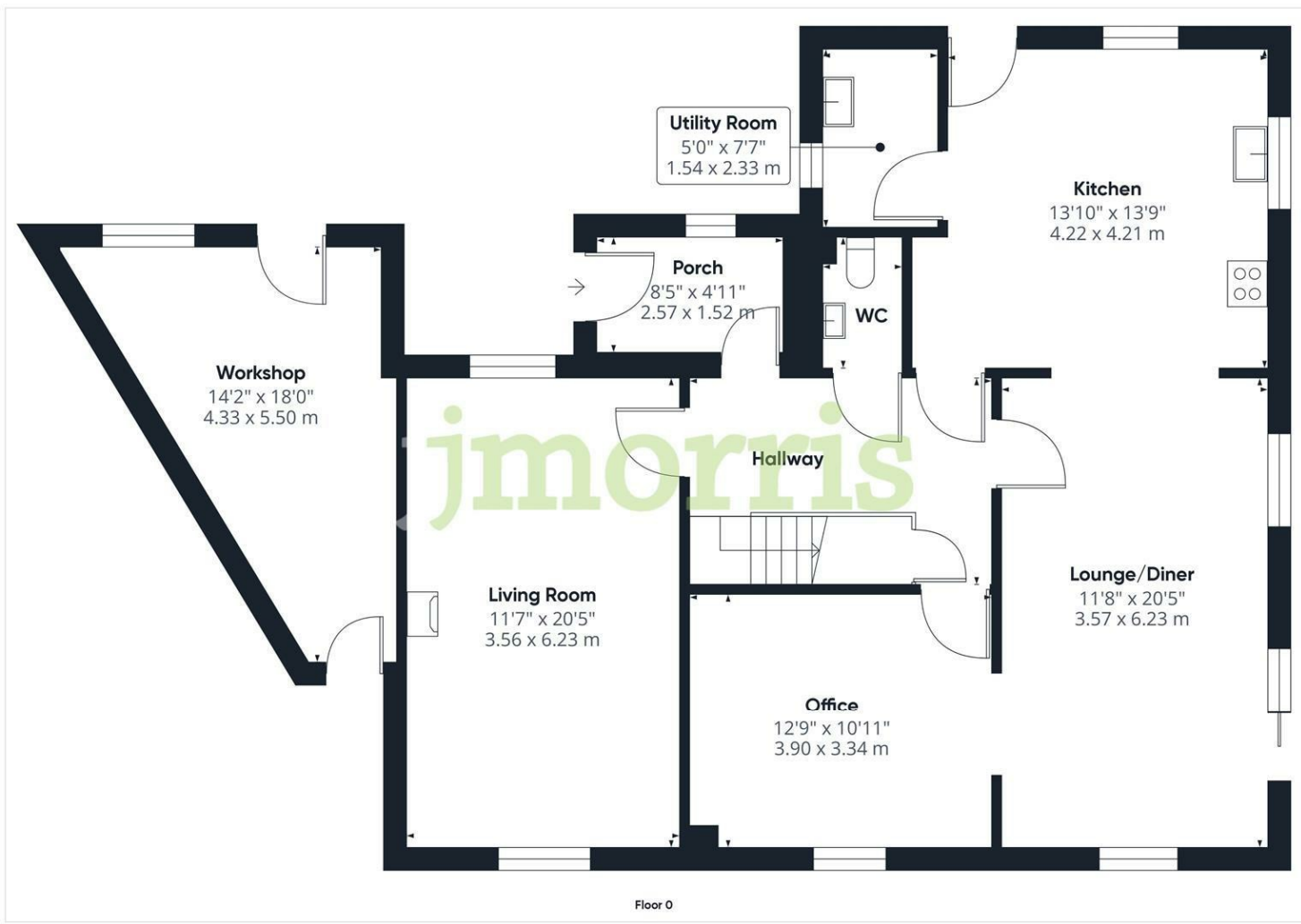
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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

Anti Money Laundering & Ability To Purchase

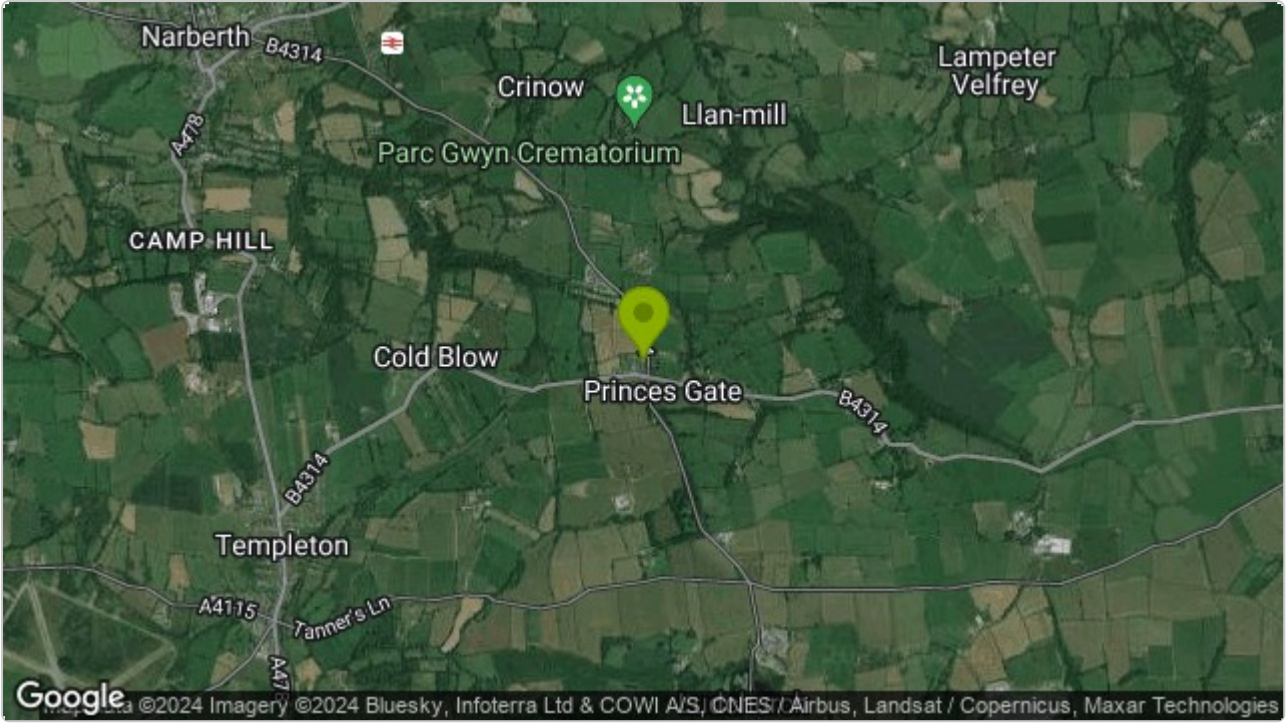
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

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.

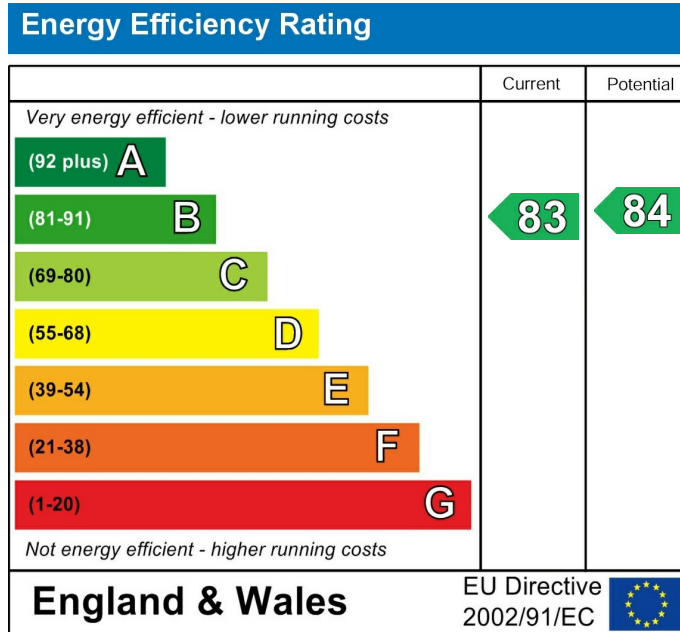
Floor Plan



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.