



19 Summerhill, Narberth, SA67 8LX

**Offers In The Region Of £225,000**

An immaculate, 2 double bedroom, terraced house with a wonderful large garden, situated on a cul-de-sac within the coastal village of Summerhill, roughly 1 mile from the sea and beach at Amroth. The property has been extensively modernised and provides exceptional accommodation ready for immediate living. The garden has been landscaped and designed to take full advantage of glorious countryside views it enjoys to the rear. Internally the 2 generous bedrooms boast partial sea views, the lounge has a cosy wood burning stove and the kitchen is impeccable and will accommodate a dining table & chairs. Viewing is highly recommend to appreciate this fine house for all its many qualities.

### Situation

The property is situated on a small residential cul-de-sac, within the coastal village of Summerhill, only a mile from the coast and beach at Amroth.

### Accommodation

Double glazed front door opens into:

### Entrance Hall



Double glazed windows to both sides, tiled flooring, radiator, stairs rise to first floor, doors open to:

### Lounge



Tiled flooring, double glazed windows to front and rear, fireplace housing a wood burning stove, radiator.

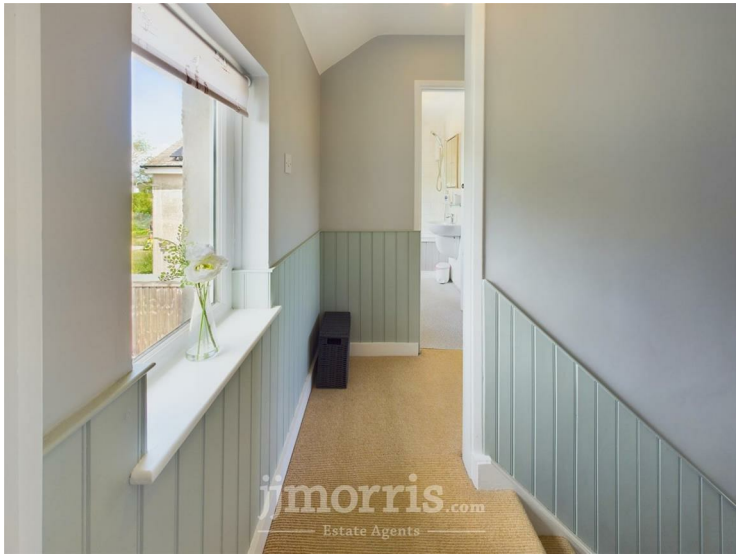
### Kitchen/Diner



Fitted with a range of wall and base shaker units with wooden worktops over, double Butler sink, part tiled walls,

built in eye level double Neff ovens, 4 ring electric hob with canopy extractor hood over, integrated dish washer, double glazed windows to front and rear, external double glazed door to front and French doors to rear, under stairs storage cupboard, radiator, slate tiled flooring.

### First Floor Landing



Double glazed window to rear, access to loft, doors to:

### Bedroom 1



Double glazed window to front with distant sea views, built in wardrobe, radiator.

### Bedroom 2



Double glazed windows to front enjoying distant sea views, double glazed window to rear, built in sliding mirrored wardrobes, radiator.

## Bathroom



Comprising a bath with electric shower over, part tiled walls, wall hung wash hand basin, W.C, frosted double glazed window to rear, heated towel rail.

## Externally



To the front of the property is a small easy to manage walled garden area. At the rear is a lovely large garden with patio, gravelled area, lawn and rear patio enjoying the countryside views. Within the garden is a useful detached shed and the oil tank.

## Utilities & Services

Heating Source: Oil Central Heating. External Boiler.

Services:

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax: Band C

Tenure: Freehold and available with vacant possession upon completion.



### **Broadband Availability**

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.4mbps upload and 2mbps 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

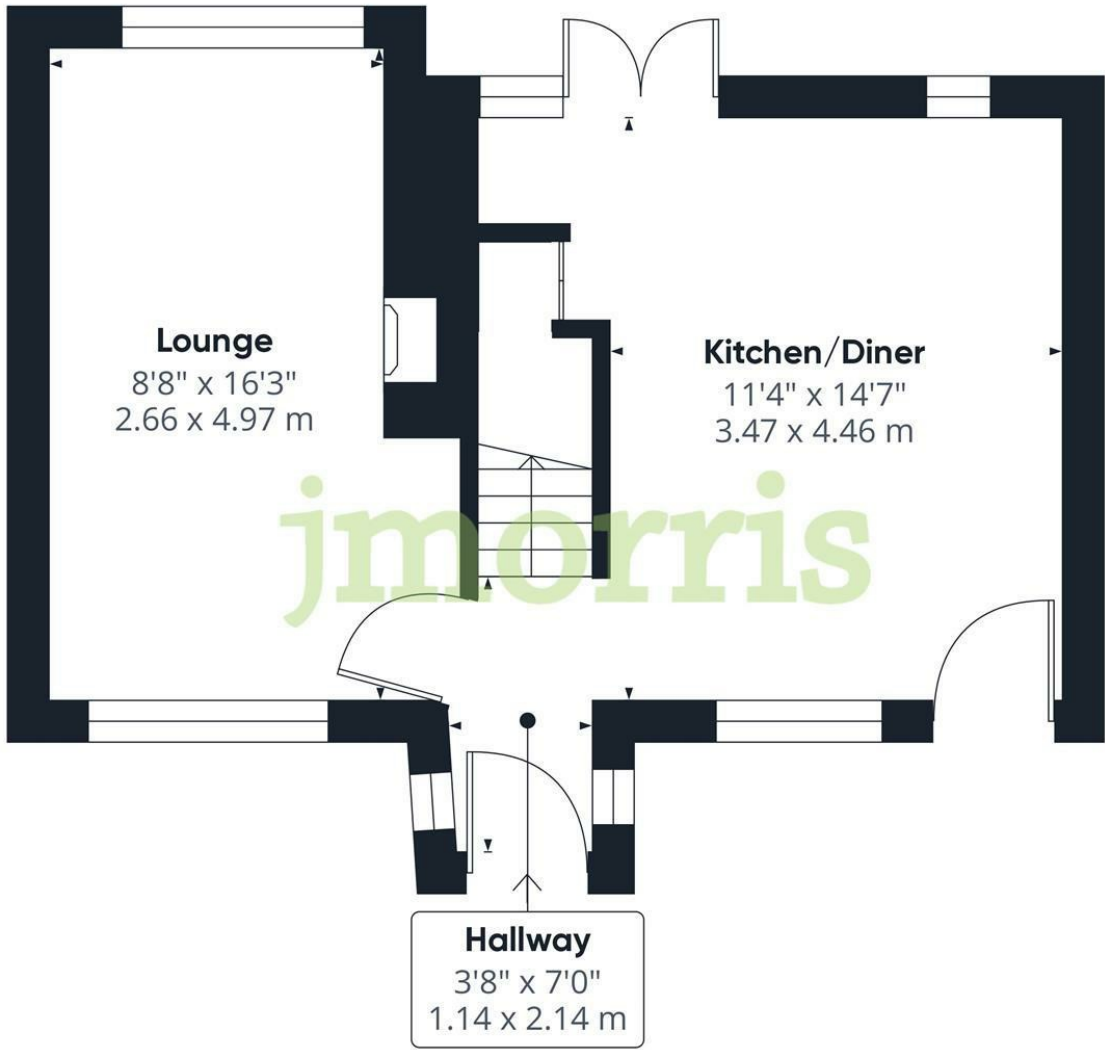
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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

### **Anti Money Laundering & Ability To Purchase**

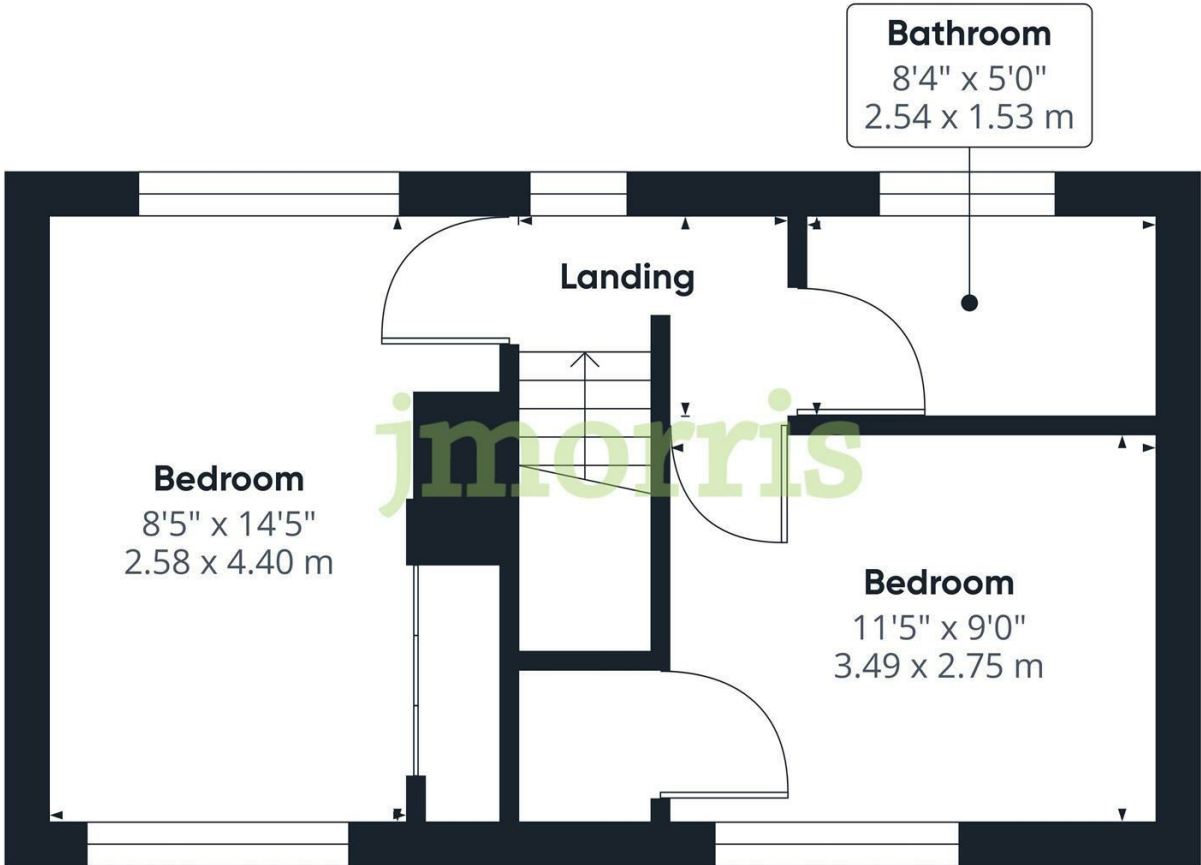
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

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



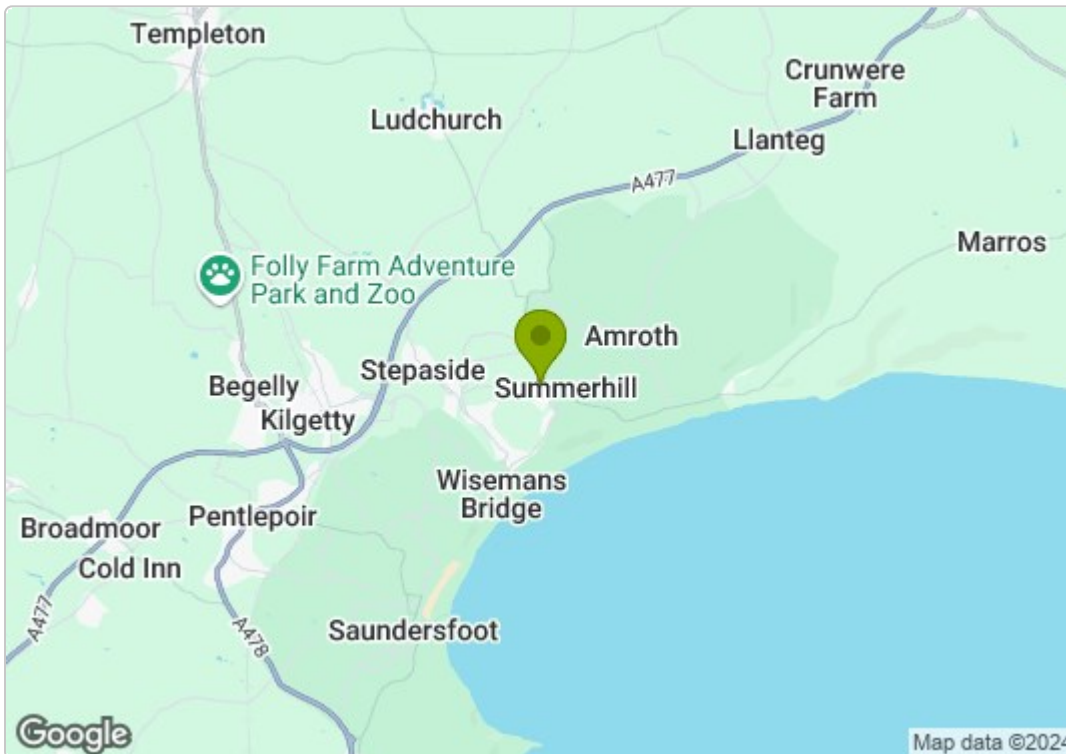
Floor 0



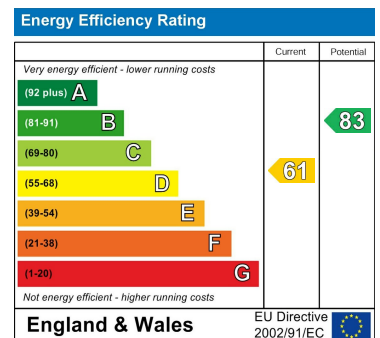
Floor 1



## 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.

5 High Street, Cardigan,  
Ceredigion, SA43 1HJ  
T: 01239 612 343  
E: cardigan@jjmorris.com

21 West Street, Fishguard  
Pembrokeshire, SA65 9AL  
T: 01348 873 836  
E: fishguard@jjmorris.com

4 Picton Place, Haverfordwest  
Pembrokeshire, SA61 2LX  
T: 01437 760 440  
E: haverfordwest@jjmorris.com

Hill House, Narberth,  
Pembrokeshire, SA67 7AR  
T: 01834 860 260  
E: narberth@jjmorris.com