



## 1 Mounton View, Cross Hands, Narberth, SA67 8DB

**Auction Guide £125,000**

An end of terrace 3 bedroom house, enjoying a good size corner plot with off road car parking and garage, being offered for sale with no onward chain. The property is located on a small residential cul-de-sac just outside the small villages of Cross Hands and Molleston, approximately 4 miles from Narberth town centre. The accommodation is a little dated and would benefit from modernising, but the house size is ideal for a family and would make a lovely home for both adults and children.

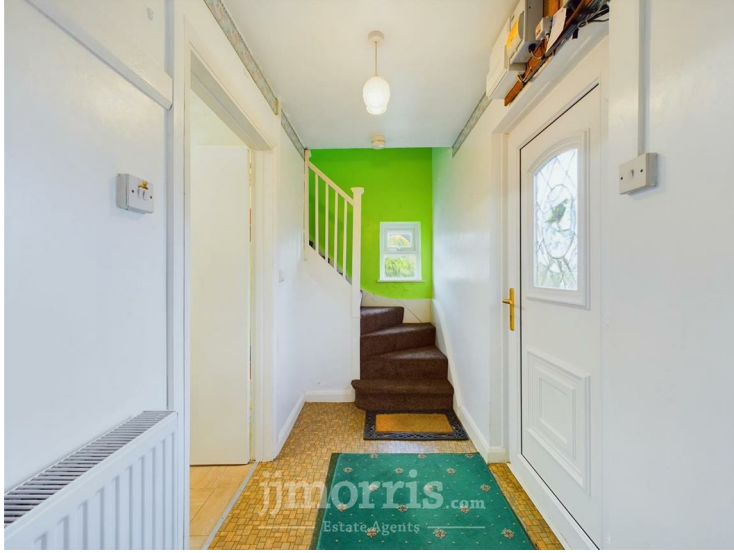
### Situation

The property is located between the villages of Cross Hands and Molleston, situated on a small residential cul-de-sac. It is approximately 4 miles for Narberth town, 10 miles from Haverfordwest and 8 miles from the coast.

### Accommodation

UPVC double glazed front door opens into:

### Entrance Hall



Stairs rise the first floor, double glazed window to side, radiator, doors to:

### Living Room



Double glazed windows at front and rear elevations, radiators, fireplace.

### Kitchen



Fitted wall and base storage units, worktops, single drainer sink, space for electric cooker, part tiled walls, double glazed window to side, radiator, door to under stairs pantry cupboard with small window and shelving. Door opens to:

### Lobby



Double glazed door to side, opening into a lean-to small porch. Radiator, door to:

## Utility/W.C



With plumbing for washing machine, W.C, sink, frosted double glazed window to rear, part tiled walls and housing a modern oil fired central heating boiler.

## First Floor Landing

Double glazed window to side, radiator, built in airing cupboard, doors to:

### W.C

With part tiled walls, frosted double glazed window to side and W.C.

## Shower Room



With large shower enclosure, electric shower unit, pedestal wash hand basin, frosted double glazed window, radiator, tiled walls.

## Bedroom 1



Double glazed window to front, radiator.

## Bedroom 2



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

## Bedroom 3



Double glazed window to front, radiator.

## Externally



To the front/side of the house is a gated driveway providing off road car parking space. Garden areas around the front and side are laid mainly to lawn with hedging and plants. The driveway leads to the detached garage and the pathway leads on to the rear garden which is of a good size and again is laid mainly to lawn with shrubs and bushes etc. A lovely garden area for all to enjoy, being enclosed and safe for children to play etc.



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## Garage



Approximately 10m in length, with power and lighting connected, accessed by double doors to the front and a single pedestrian door to the rear. A very good size building for general garaging/workshop space etc.

## Utilities & Services

Heating Source: Oil Central Heating

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.

What Three Words: ///cookery.grasp.paints

## Directions

From Narberth, follow the A478 road in a southerly direction until reaching the village of Templeton. Take the first right at the Boars Head public house, signposted to Cross Hands and proceed on this road for roughly 2 miles and the Mouton View cul-de-sac is easily found on the right hand side. Number 1 is the first on the right, as identified by our JJMorris for sale sign.

## How To Bid

Please visit our website, [jjmorris.com](http://jjmorris.com), then select the sales tab, then auctions and click on the selected property. You will then be able to register to bid and view the legal pack.

## Auction Details

The property is to be sold via online auction on Tuesday the

10th of December 2024 between 2pm and 4pm. You have to register via our website to view the legal pack and to bid. Please contact the office if you require any assistance.

Please note that we charge a buyers administration fee of £1,000 plus VAT (£1,200 Inc VAT), upon completion of the sale.

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the auction for inspection. For further information on the auction process please see the RICS Guidance <http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which is confidential to the vendor and the auctioneer is the minimum amount at which the vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

## Broadband Availability

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 1mbps upload and 15mbps download and Ultrafast 220mbps upload and 1000mbps download. Please note this data was obtained from an online search conducted on [ofcom.org.uk](http://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 - None & Data - None

Three Voice - Limited & Data - Limited

O2 Voice - Limited & Data - Limited

Vodafone. Voice - Limited & Data - None

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](http://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

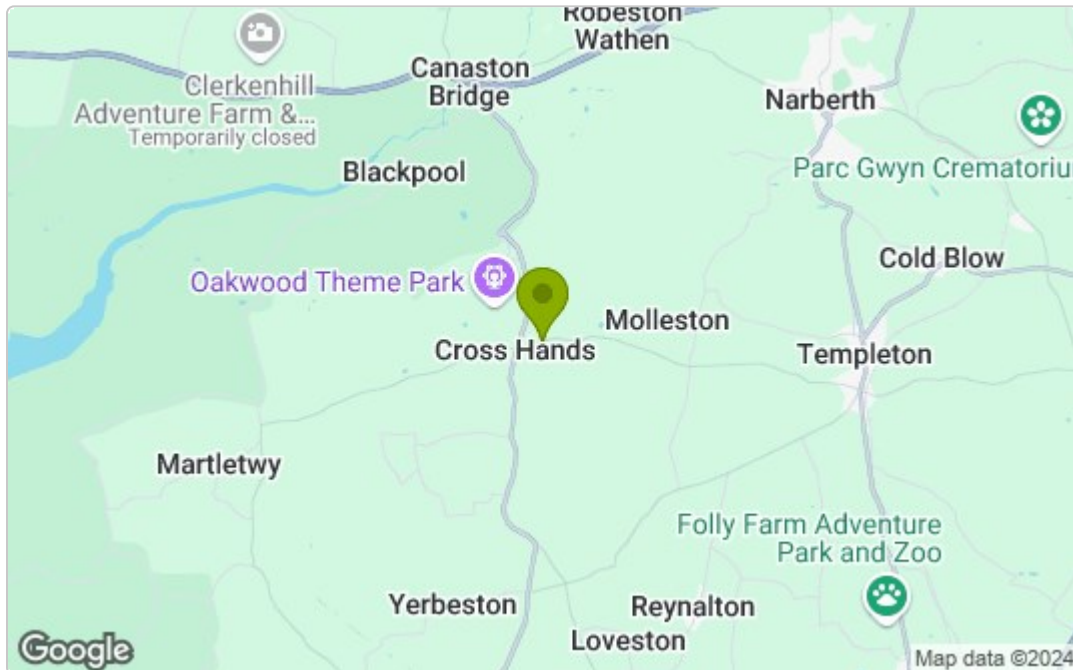
required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

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.

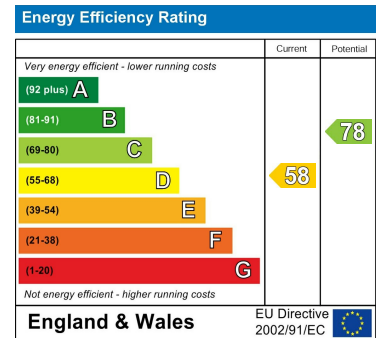
## Floor Plan



## 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.

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