



1 Queens Court, Narberth, SA67 7AN

**Offers In The Region Of £185,000**

A town centre 2 double bedroom semi-detached house with off road car parking, offered for sale with no onward chain. The property is centrally located in Narberth town centre within easy walking distance to the high street shopping parade, towns facilities and amenities. An ideal property for first time buyers, small families, investors for residential letting or holiday rentals.

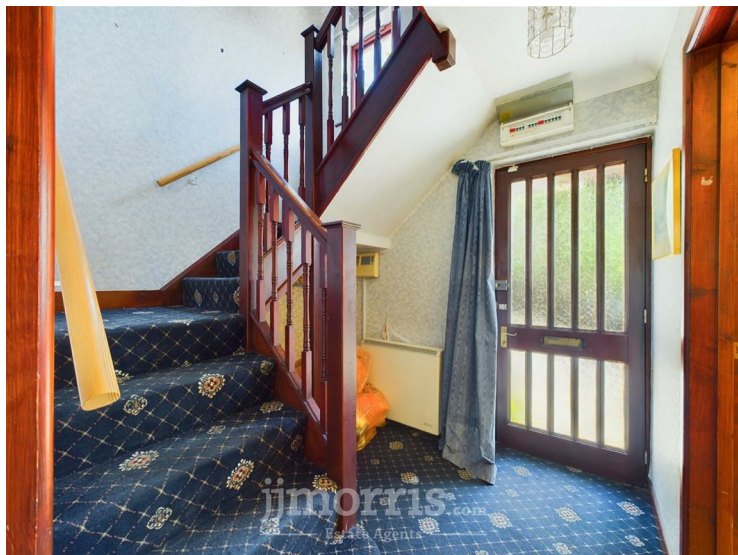
### Situation

The property is situated in the heart of Narberth town centre, on a residential cul-de-sac, within easy walking distance to all the towns shops, services and amenities. This excellent location is an ideal base for exploring the country of Pembrokeshire which is famous for its beautiful national parks coastline and beaches.

### Accommodation

Front door opens into:

### Entrance Hall



Stairs rise to first floor, electric storage heater, doors open to:

### Kitchen



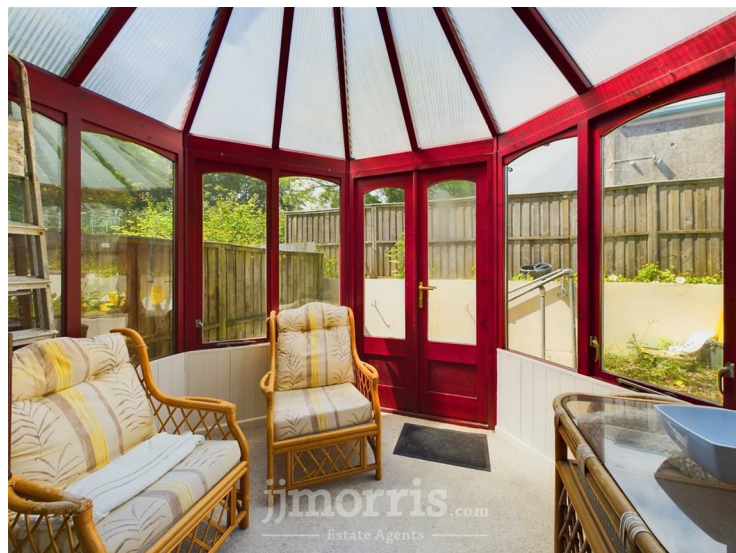
fitted with a range of wall and base storage units, worktops, one and a half bowl single drainer sink, electric hob and oven with extractor hood over, part tiled walls, plumbing for washing machine, double glazed window to front, electric storage heater.

### Lounge Diner



Electric storage heaters, double glazed window to rear, sliding patio door to:

### Conservatory



Double glazed windows and external doors to garden.

### First Floor Landing



Double glazed windows to front, spindle balustrade, built in airing cupboard,

### Bedroom 1



Double glazed window to front, electric heater.

### Bedroom 2



Double glazed window to rear, electric heater.

### Bathroom



Comprising a modern large shower, W.C, pedestal wash hand basin, tiled walls, heated towel radiator, frosted double glazed window to front.

## Externally



To the side of the house there is a gated driveway providing off road car parking, or potential for building an extension off the house (subject to planning). The garden wraps around the side and rear, being slightly elevated. At the rear by the conservatory is a small patio seating area.

## Utilities & Services

Heating Source:

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: ///cutback.remember.grove

## Directions

In Narberth, proceed up the high street and turn left into Queens court, where number 1 is found on the right hand side, 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 - Limited & Data - Limited

Three Voice - Limited & Data - Limited

O2 Voice - Likely & Data - Limited

Vodafone. Voice - Limited & Data - Limited

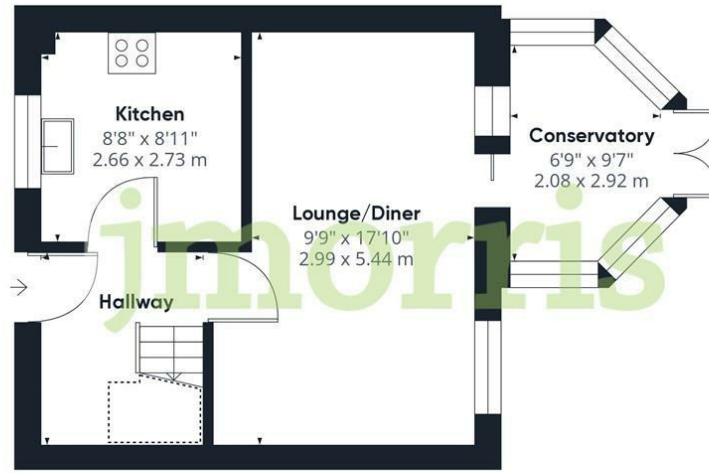
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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



Floor 0



Floor 2

## Area Map



## Energy Efficiency Graph

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

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