



13 Maes Yr Orsaf, Narberth, SA67 8UW

Offers In The Region Of £319,950

A modern 4 bedroom semi-detached house, situated on this sought-after small residential development, within Narberth town, being positioned on one of the best plots at the very end of the cul-de-sac, with no passing neighbours or traffic. The property benefits from 2 off road car parking spaces, a lovely patio accessed straight off the lounge via double glazed French doors, plus a lower green garden area laid to lawn. Internally the accommodation is expertly designed with an open plan flow, being very modern and appealing, offering spacious rooms set over 3 floors with a top master bedroom and en-suite. Viewing is essential to appreciate this fabulous modern home.

Situation

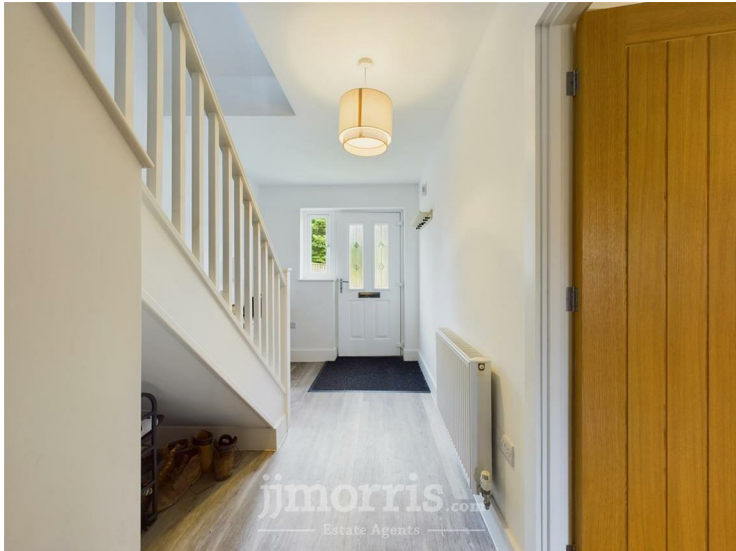
The property is conveniently situated within the town of Narberth, on a modern cul-de-sac of similar properties. Narberth town offers a good range of independent retailers and traditional businesses which include cafes, gift shops, public houses etc. In addition, the town provides excellent sporting clubs, a train station, doctors surgery, dentist, primary school education and supermarket. The main A40 road, linking Narberth with the larger towns of the area such as Haverfordwest and Carmarthen.

Accommodation



Double glazed front door opens into:

Entrance Hall



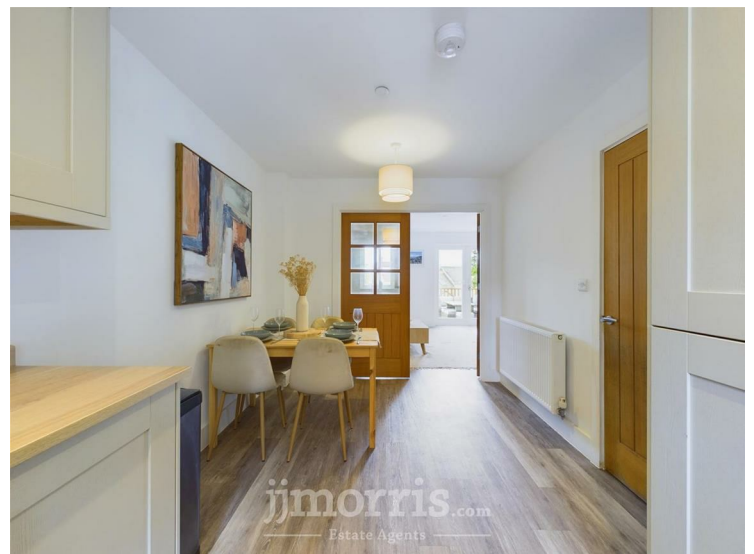
Double glazed window to front, radiator, stairs rise to first floor, oak doors open to:

Cloak Room



Part tiled walls, W.C, wash hand basin set in vanity storage unit, frosted double glazed window to side, radiator.

Kitchen Diner



Fitted with a range of wall and base storage units with

worktops over, one and a half bowl porcelain sink, electric double oven, 4 ring gas hob, stainless steel canopy extractor hood, integrated dish washer and fridge/freezer, double glazed window to front, dining area with radiator, oak double doors open to:

Lounge



External double glazed French doors open to rear patio, double glazed window, radiator, oak door back to hallway.

First Floor Landing



Spindle balustrade, double glazed windows to side and front, built in airing cupboard, radiator, stairs rise up again to second floor. Oak doors open to:

Bedroom 4



Double glazed window to rear, radiator.

Bedroom 3



Double glazed window to rear, radiator.

Bedroom 2



Double glazed window to front, radiator.

Bathroom



Comprising a bath with shower over, tiled walls, W.C, wash hand basin set in vanity storage unit, heated towel radiator.

Bedroom 1



Velux roof windows to front and rear, with distant views towards the Preseli hills, radiators. Oak door to:

Second Floor Landing



Double glazed window to side, oak door opens to:

En-Suite



Large shower enclosure, tiled walls, W.C, wash hand basin set in vanity storage unit, heated towel radiator.

Externally



To the front of the house are two brick paved parking bays and a lawn garden. Gated side access leads to the rear, where there is a patio and steps lead down to a lower enclosed lawn garden.

Utilities & Services

Heating Source: Gas central heating.

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax: Band E

Tenure: Freehold and available with vacant possession upon completion.

Warranty: The property benefits from a Protek New Home Warranty valid until Dec 2031.

Directions

From Narberth proceed along Station road/B4314, travel passed the turning for Kiln Park Road and take the next left into Maes Yr Orsaf. Proceed down, bearing right, to the end of the cul-de-sac where number 13 is seen in the far right corner, as identified by our JJMorris for sale sign.

What Three Words: ///enlighten.joys.broad

Broadband Availability

According to the Ofcom website, this property has standard, superfast & ultrafast broadband available, with speeds up to Standard: 1mbps upload and 14mbps download, Superfast 6mbps upload and 35mbps 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 - None & Data - None

O2 Voice - Likely & Data - Limited

Vodafone. Voice - Limited & Data - Limited

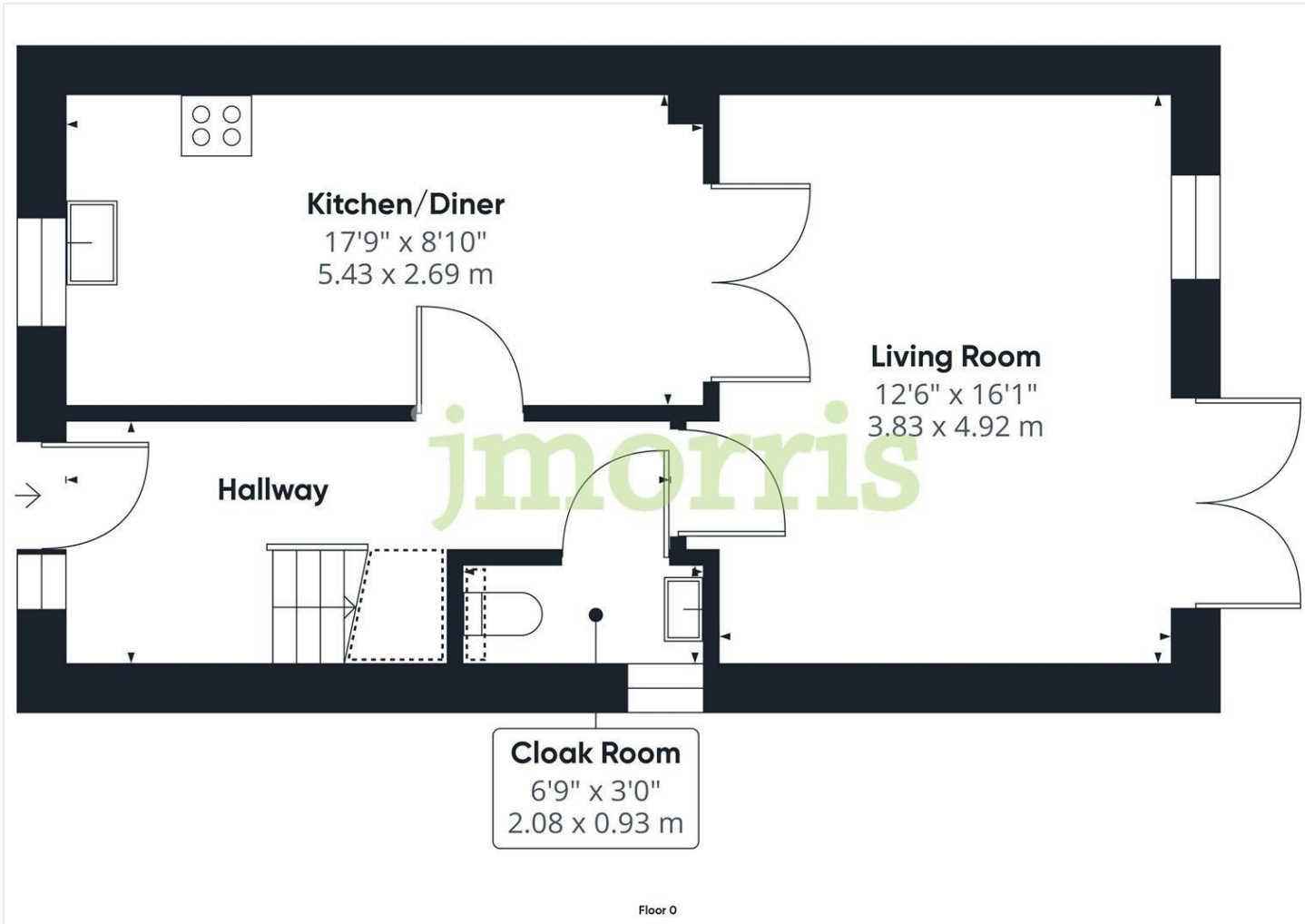
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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

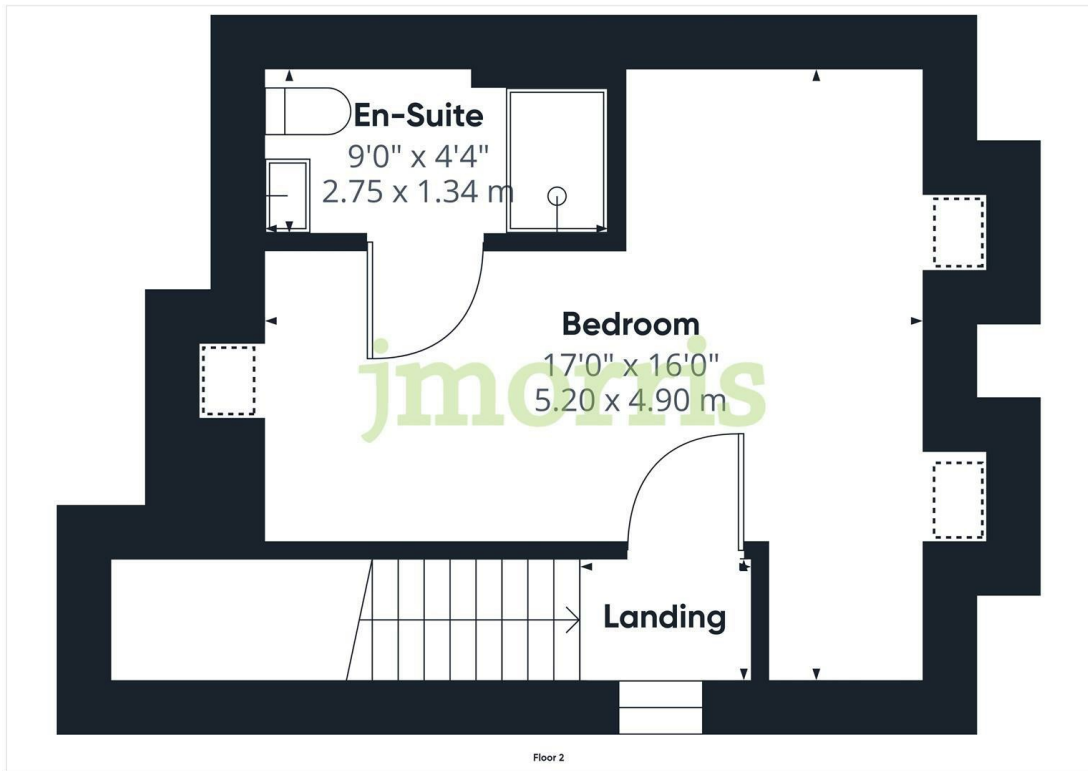
Anti Money Laundering & Ability To Purchase

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.

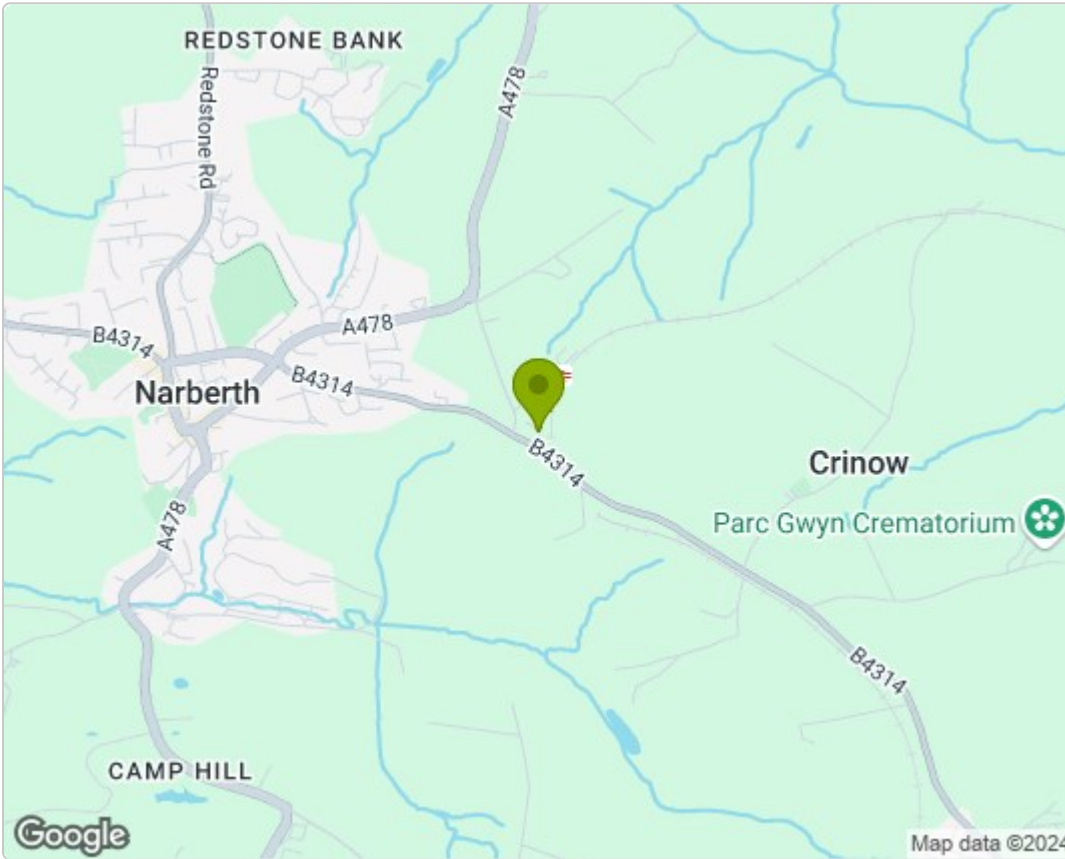
We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough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

Floor Plan

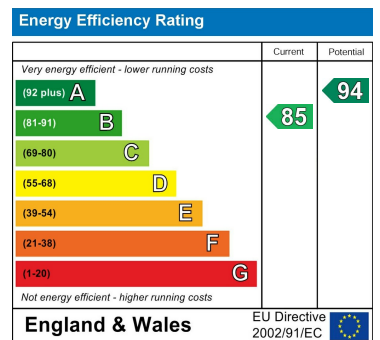




Area Map



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.

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