



9 Victoria Close, Narberth, SA67 7DZ

**Offers In The Region Of £189,950**

A delightful 3 bedroom terraced house offering excellent sized accommodation that is bright and recently decorated, situated in a very convenient location within Narberth town centre, just a short walk from the shops and services. The property is offered for sale with no chain and is ready for immediate occupation, boasting a lovely sunny garden with views out over rear fields. This is a great home for first time buyers, investors or small families. Viewing is highly recommended.

### Situation

The property is situated in 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

Double glazed front door opens into:

### Entrance Hall



Stairs rise to first floor, electric radiator, double glazed window to front, doors open to:

### Kitchen



Fitted with a range of wall and base storage units with worktops over, space for cooker, extractor hood, stainless steel single drainer sink, double glazed window to front, serving hatch to lounge/diner, plumbing for washing machine.

### Lounge/Diner



With double glazed French doors and double glazed window to rear garden, electric radiators.

### First Floor Landing



Access to loft space, built in airing cupboard, doors open to:

### Bedroom 1



Double glazed window to front, electric radiator.

### Bedroom 2



Double glazed window to rear, electric radiator.

### Bedroom 3



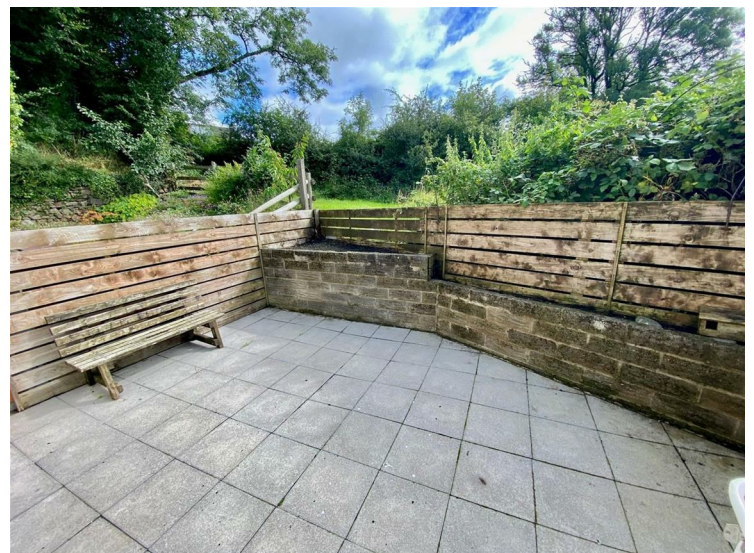
Double glazed window to rear, electric radiator.

### Bathroom



Comprising a bath with electric shower over, W.C, pedestal wash hand basin, frosted double glazed window to front, part tiled wall.

### Externally



To the front of the property is an enclosed patio garden with secure fencing and gateway. At the rear of the property there is a lovely sunny patio garden with raised flower bed and secure fencing.

### Directions

From Narberth town centre, proceed down Market Street and turn left on the bend into Castle Terrace which then leads to Victoria Close. The property is situated at the far right corner and is accessed via a pedestrian path. Car parking is non allocated with ample space.

### Utilities & Services.

Heating Source: Electric

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax: C

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///fatherly.gobblers.flinches

### **Broadband Availability.**

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 17mbps upload and 1mbps download and Superfast 80mbps upload and 20mbps 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 - 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 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 and 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

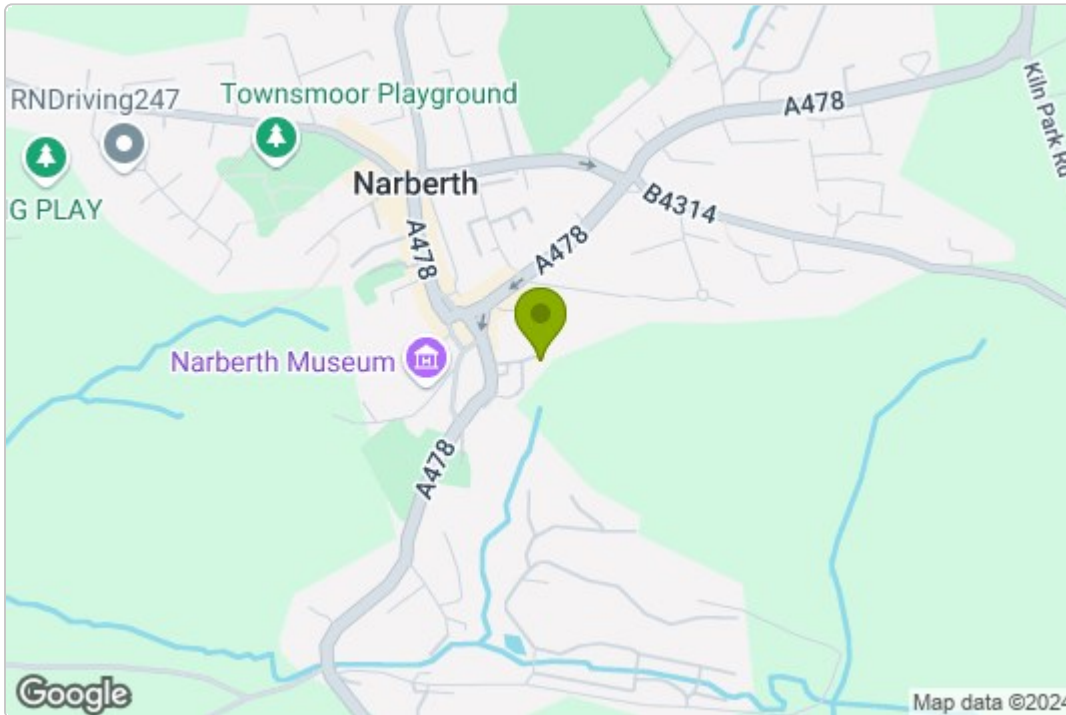


Floor 0

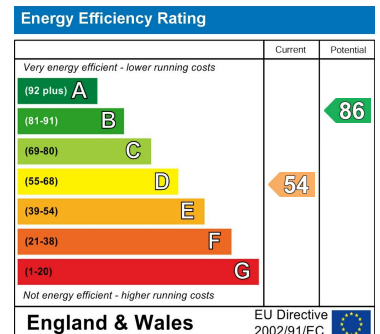


Floor 1

## 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.

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