



4 Mill Lane, Narberth, SA67 8QU

**Offers In The Region Of £169,950**

A semi-detached 2 bedroom cottage with a large level garden and ample off road car parking space, situated at the end of a dead-end lane, on the outskirts of Narberth town. The cottage is offered for sale with no chain and is ready for immediate occupation. The living accommodation is of a good size with 2 reception rooms and has some character features such as an open fireplace. The outside space is excellent and although needs a little bit of attention, it is like a blank canvas meaning anyone can create a lovely garden here with a pretty river boundary. To the side is a large hardstanding area with enough space to park 3 cars side-by-side. Viewing is recommended and we encourage first time buyers especially to consider this charming cottage.

### Situation

The property is situated just on the edge of Narberth town centre, at the bottom of a cul-de-sac and within walking distance to the towns shops, services and amenities. This is a lovely spot with only a handful of other cottages and houses as neighbours, with very little passing traffic.

### Accommodation

Glazed front door opens into:

### Entrance Hall



With radiator and doors opening to:

### Cloak Room



W.C, pedestal wash hand basin, double glazed frosted window, wall mounted gas boiler and radiator.

### Kitchen



Comprising a range of wall and base storage units, stainless steel sink and drainer, space for cooker, double glazed window to rear, access to loft.

### Dining Room



Double glazed window and external UPVC door to rear garden, radiator, door to:

## Lounge



With an open fireplace, double glazed windows to front and side, radiator, spiral stairs rise up to:

## Bedroom 1



Double glazed window to front, built in wardrobes, storage cupboards and radiator.

## First Floor Landing



With metal balustrade, radiator, double glazed window to side, doors to:

## Bedroom 2



Double glazed window to rear, radiator.

## Shower Room



Comprising a corner shower cubical, wash hand basin, W.C, roof sky light and tiled walls.

## Externally



To the side is a large hardstanding driveway area providing ample off road car parking space and side access to the rear which enjoys a good size patio seating area which leads onto a level garden which has a river boundary and small shed.

## Directions

From Narberth town, proceed down Market street as if leaving the town and then take the first left hand turning onto Mill lane. Follow this small road down to the bottom and the cottage is the last property found on the left hand side, identified by our JJMorris for sale sign.

## Utilities & Services.

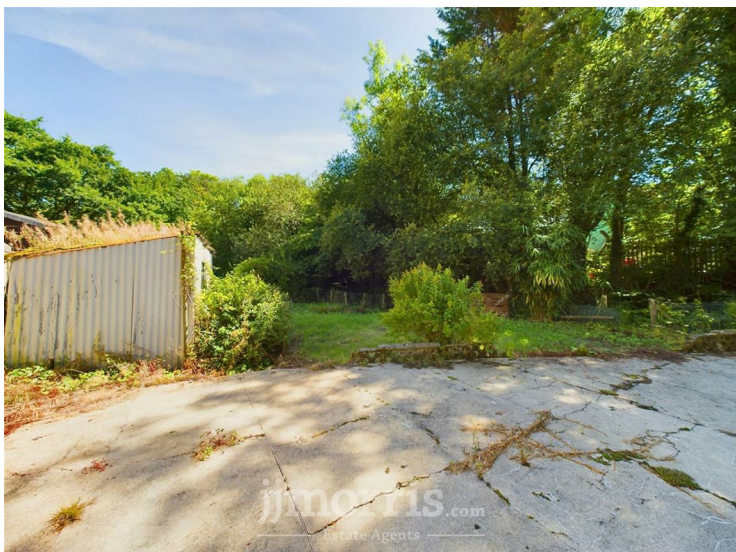
Heating Source: LPG Gas

Services -

Electric: Mains

Water: Mains

Drainage: Mains



Local Authority: Pembrokeshire County Council

Council Tax: TBC

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///shredding.behalf.loops

### **Broadband Availability.**

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 14mbps download and Superfast 16mbps upload and 67mbps 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 - Likely & Data - Likely

O2 Voice - Limited & Data - None

Vodafone Voice - Limited & Data - None

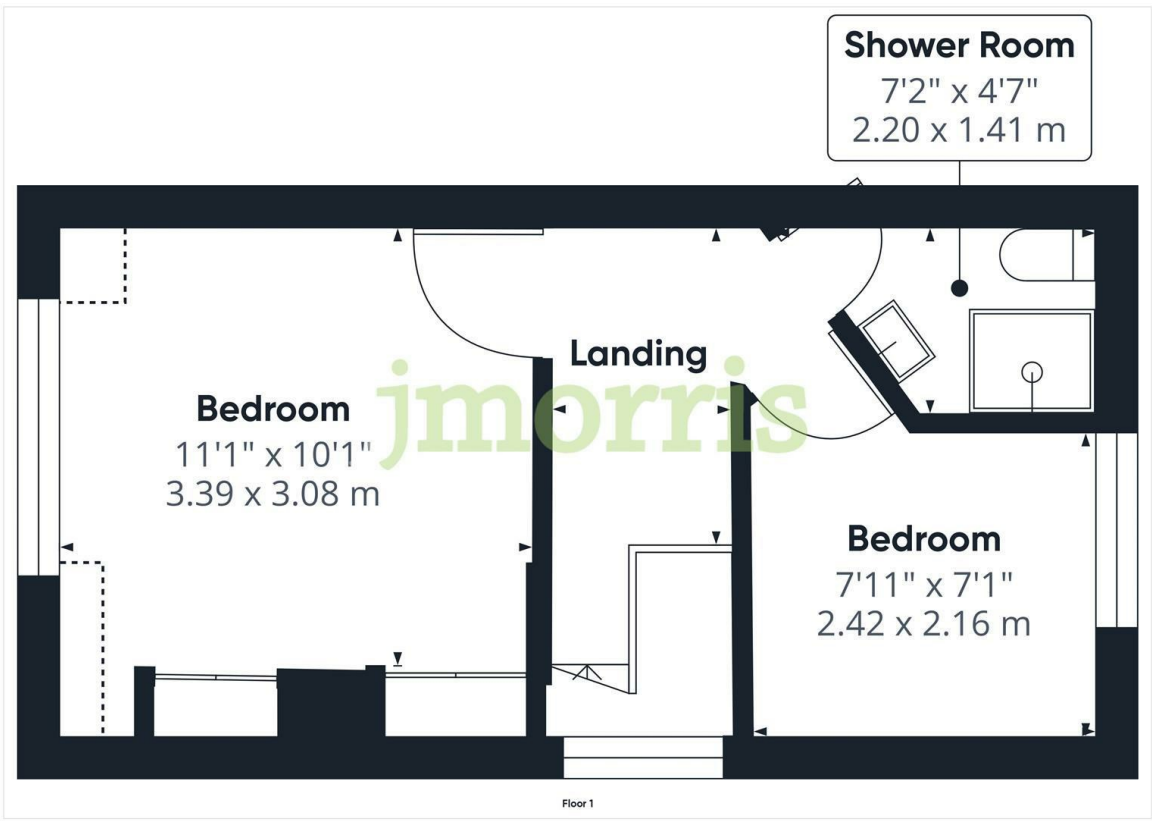
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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

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

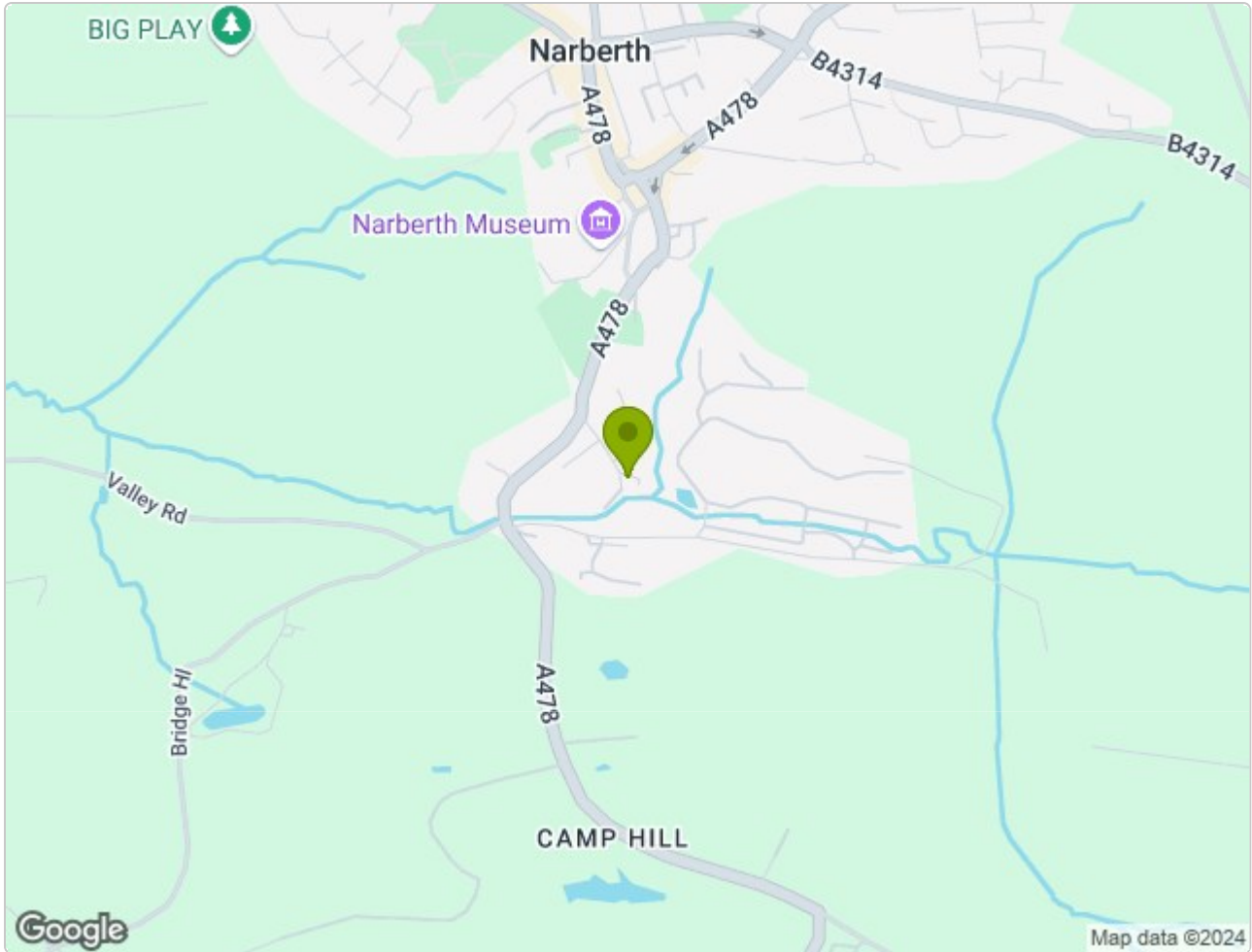
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

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



## 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>                                   |                            | <b>65</b> |
| (39-54) <b>E</b>                                   | <b>30</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<br>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.

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