



7 Picton Place, Narberth, SA67 7BG

**Price £235,000**

A beautifully presented and immaculately kept, traditional period house, situated on a small side road within the popular town of Narberth. This delightful home boasts 3 good size bedrooms, light and airy living space, a Mediterranean style courtyard garden, lovely kitchen and is within close proximity to near by open fields or the high street shopping parade. Anyone searching for a property that is convenient to amenities, yet is some what "tucked away" in town, simply must come to view.

### Situation

The property is situated in the heart of Narberth town, within the historic conservation area and being surrounded by similar older period properties, within easy walking distance to all the towns many shops, pubs, amenities and facilities. There area some lovely walks to be enjoyed and within only a couple of minutes are open fields and countryside. this location is super convenient yet also rather quiet for town, being set along a small side road with little passing traffic.

### Accommodation

UPVC double glazed front door opens into:

### Entrance Hall

Stairs rise to first floor, door opens to:

### Living Room



Twin double glazed windows to front, feature fireplace, radiator, built in under stairs storage cupboard, opening leads through to:

### Kitchen / Diner



Double glazed sliding patio doors to courtyard garden, radiator, space for dining table and chairs, fitted range of

wall and base storage cupboards, single drainer sink, electric single oven, 4 ring gas hob, extractor hood, plumbing for washing machine, part tiled walls, double glazed window to rear garden,

### First Floor Landing

Built in airing cupboard, access to loft, doors open to:

### Bedroom 1



Double glazed window to front, radiator,

### Bedroom 2



Double glazed window to rear, radiator.

### Bedroom 3



Double glazed window to front, radiator.

### Bathroom



Comprising a bath, shower cubical, W.C, pedestal wash hand basin, part tiled walls, frosted double glazed window to rear, radiator.

### Externally



At the rear of the property is a lovely enclosed garden, of a Mediterranean style with white washed walls and gravel seating area.

### Directions

Picton Place is found just off Market Street at the lower end of Narberth town, along the same road which leads to Narberth Museum.

### Utilities & Services.

Heating Source: Mains Gas

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: [///files.gilding.lotteries](https://www.threewords.com/files.gilding.lotteries)

### 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 - 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.

### **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.

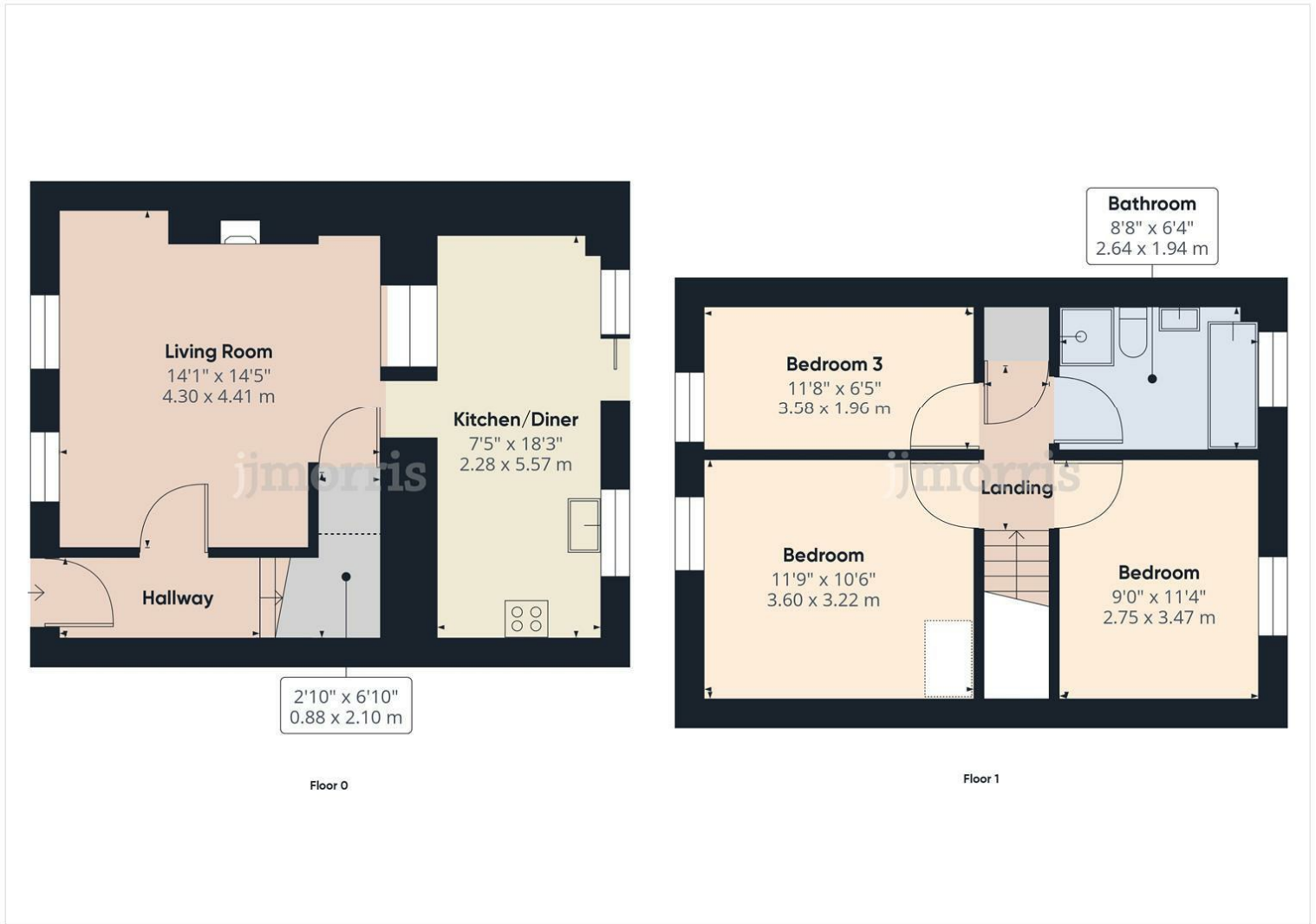
Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

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

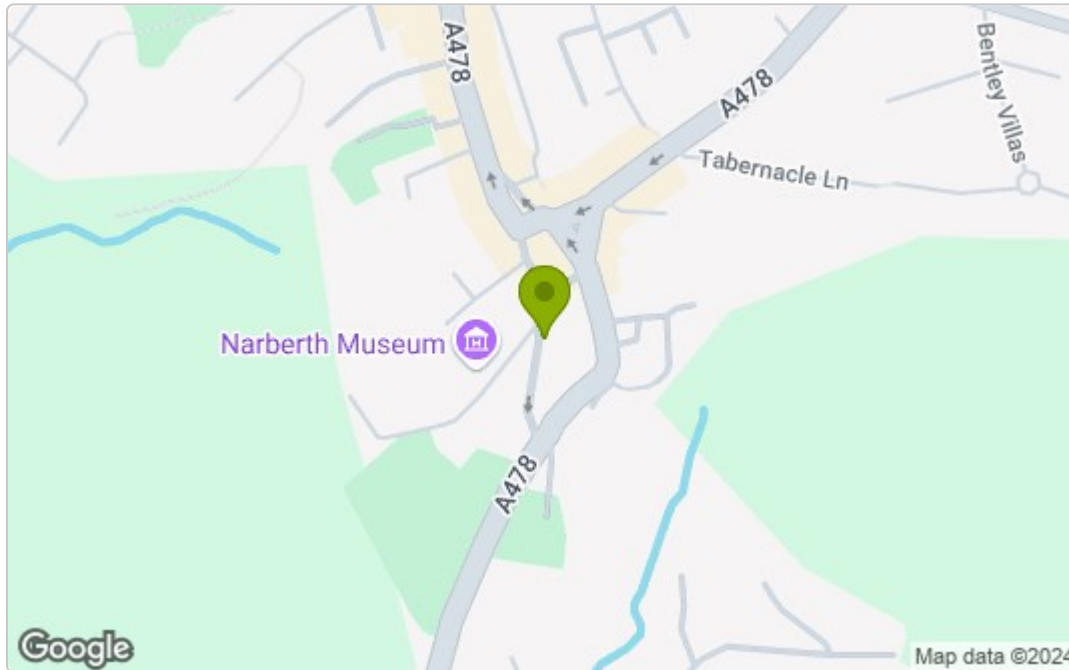
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

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.

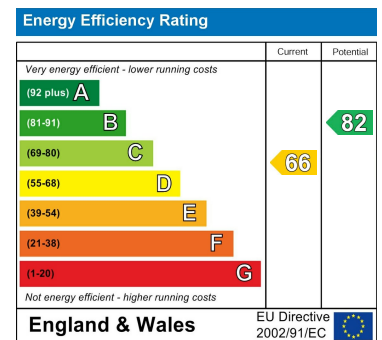
## Floor Plan



## Area Map



## Energy Efficiency Graph



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