



8 Victoria Close, Narberth, SA67 7DZ

**Offers In The Region Of £225,000**

A superbly presented and exceptionally modernised 3 bedroom house located in a tucked-away private corner plot, nestled out of sight, with front and rear gardens, country views and is only a short walk from the centre of Narberth town centre. The current owner to this property has tastefully renovated the accommodation to a very high standard and has created an amazing home that is literally ready to move straight into with no further work needed. Needless to say that internal inspection is a must!

### Situation

The property enjoys a very tucked-away position in the far corner of a residential cul-de-sac, privately set but within easy walking distance to all the towns shops, services and amenities.

### Accommodation

Composite double glazed front door opens into:

### Entrance Hallway



Double glazed window to front, stair case rises to first floor, under stairs storage area, radiator, wood laminate flooring, door to lounge/diner and opening to:

### Kitchen



A sleek and contemporary range of fitted wall and base storage cupboards, quartz work surfaces, breakfast bar, Samsung electric oven, 4 ring gas hob and extractor over, 1 and a half bowl incorporated stainless steel sinks, ceiling down lights, double glazed window to front, space for fridge freezer etc, continuation of wood laminate flooring.

### Lounge / Diner



Double glazed window and sliding patio doors to rear garden, continuation of wood laminate flooring, space for dining table and chairs, radiator.

## First Floor Landing



Wooden spindle balustrade, built in airing cupboard, doors open to:

## Bedroom 1



Double glazed window to rear, built in wardrobe, radiator, countryside views.

## Bedroom 2



Double glazed window to front, radiator,

## Bedroom 3



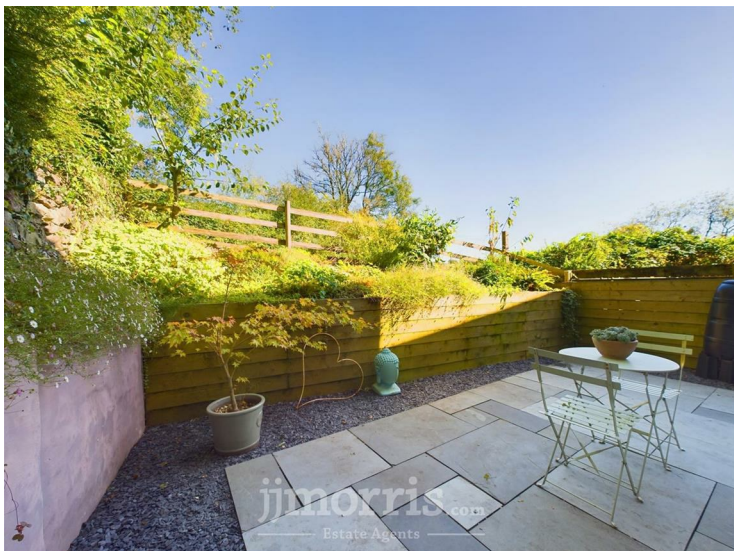
Double glazed window to rear, radiator, countryside views.

## Bathroom



Bright & neutral with part tiled walls, bath with electric shower over, shower screen, pedestal wash hand basin, W.C, heated towel radiator, frosted double glazed window to front.

## Externally



To the front there is a gated garden laid mainly to ornamental gravel with a feature stone wall. Access leads to a side adjoining store shed. At the rear is a lovely secluded patio garden with raised flower beds, all being very well kept, private and secure. Access on the rear side also leads into the useful adjoining store shed. It is a point to mention that this house benefits greatly from a far corner plot position with no passers by, enjoying a lovely leafy green outlook and privacy.

## 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.

## 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: ///massaged.calculating.elevates

## 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 - None

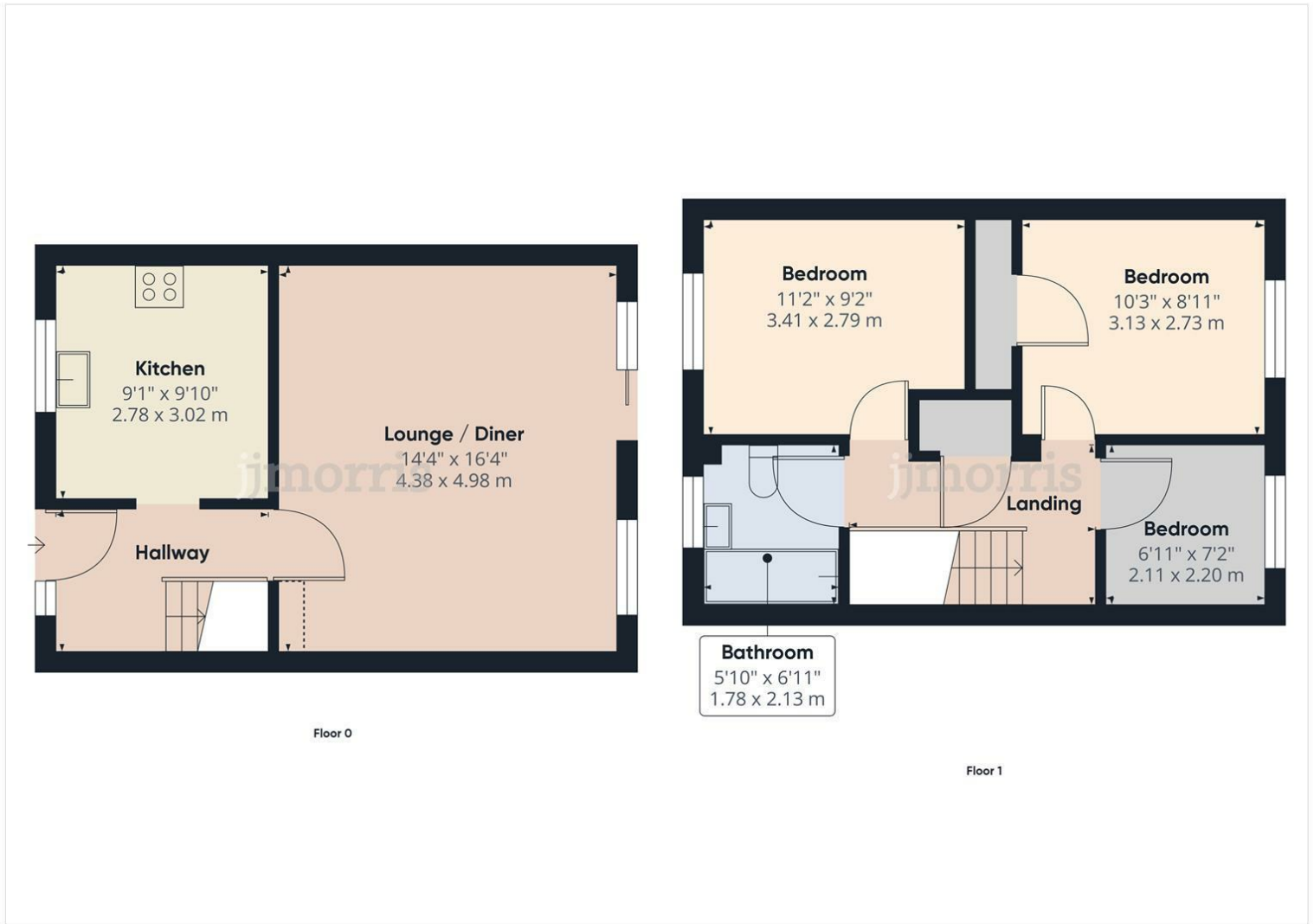
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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

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

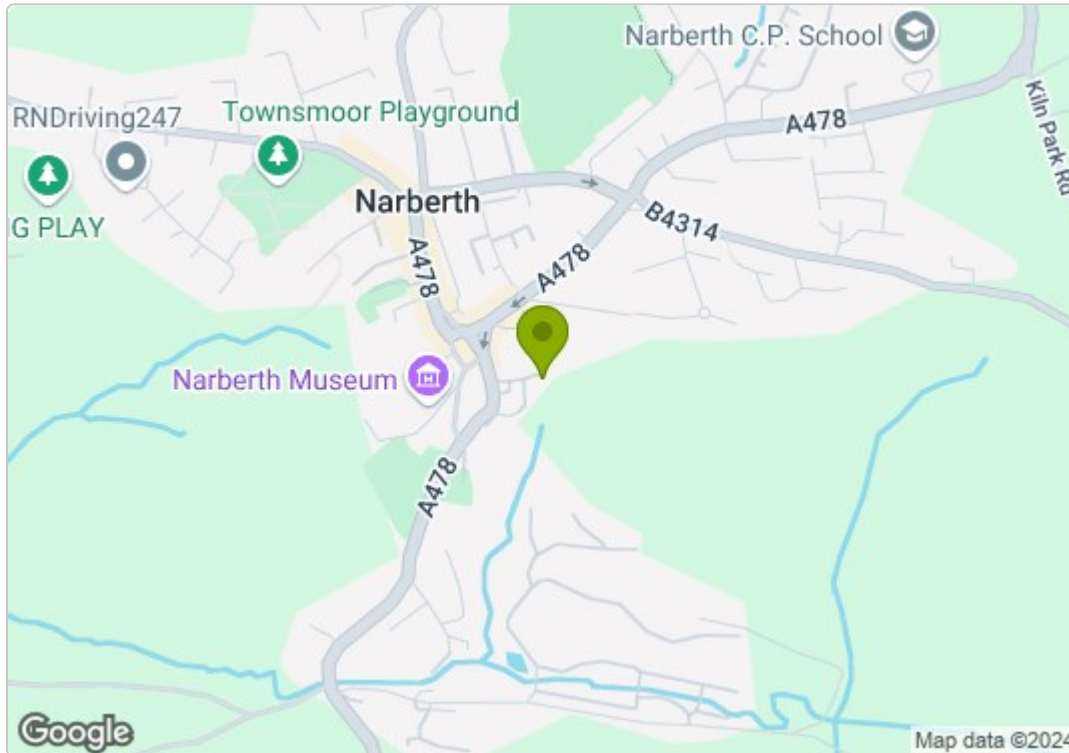
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

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.

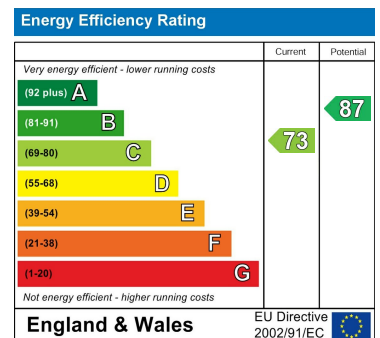
## Floor Plan



## Area Map



## Energy Efficiency Graph



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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