



8 Maes Yr Odyn, Narberth, SA67 7FH

Asking Price £245,000

A fantastic modern 3 bedroom semi-detached house which offers beautifully kept and presented accommodation ideal for couples or small families, situated conveniently within a central location of Narberth town, within walking distance to the primary school and high street shops. There is a delightful good size garden with patio, decking, lawn and summer house, plus a driveway providing off road car parking space. The property boasts a master en-suite, bright and modern bathroom and kitchen, mains gas central heating, excellent energy efficiency and altogether is a smashing little home which simply must be seen for full appreciation.

Situation

Maes Yr Odyn is a well located and modern residential development in the popular town of Narberth and is conveniently located within walking distance of the towns facilities. Narberth is considered to be one of the most popular towns within the coastal county of Pembrokeshire and provides a wide range of amenities to include a primary school, convenience store, post office, chemist, health centre, dentist, cafes, restaurants, swimming pool etc. Benefitting from a regular bus service and train station the town provides excellent accessibility to the A40 road, which leads to the larger towns of Haverfordwest and Carmarthen which are situated some 15 and 25 miles or so respectively from the town. The stunning Pembrokeshire coastline and the picturesque coastal towns of Tenby and Saundersfoot are within a 10-mile journey making Narberth an excellent location to live and explore the beautiful county of Pembrokeshire.

Accommodation

Double glazed front door opens into:

Entrance Hallway



With stairs rising to first floor, radiator, doors open to:

Cloak Room



W.C, pedestal wash hand basin, radiator, frosted double glazed window to front.

Living Room



Double glazed window to front, radiator, built in under stairs storage cupboard, door to:

Kitchen / Diner



First Floor Landing



Spindle balustrade, built in storage cupboard, access to loft space, doors open to:

Bedroom 1



With double glazed window and French external doors opening to the rear garden, fitted with a modern range of wall and base storage units with worktops over, electric oven, 4 ring gas hob, extractor hood over, 1 and a half bowl sink, plumbing connections for washing machine and dish washer, gas combi boiler serving the domestic hot water and central heating, dining space for table and chairs, radiator.



Double glazed window to front, radiator, built in wardrobe, door opens to:

En-Suite



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

Bedroom 3



Double glazed window to rear, radiator.

Bedroom 2



Double glazed window to rear, radiator.

Bathroom



Comprising a bath with mixer shower over and shower screen, part tiled walls, pedestal wash hand basin, W.C, frosted double glazed window, radiator.

Externally



At the front of the house there is a small decorative lawn garden area and tarmac side driveway providing ample off road car parking space with an electric charger. fenced and gated side access leads to the rear garden which enjoys a patio seating area, lawn, deck and summer house. This rear garden is of a good size and is very pretty and well kept. Safe for pets or children and manageable for busy couples and families to cope with.

Directions

From our office in Narberth travel along the one way system passing the CK supermarket and at the end junction bear left onto Jesse road. Go past the petrol station and further ahead, opposite the police station, turn right into Maes Yr Odyn, Proceed into the development and number 8 is found on the right hand side, as identified by our JjMorris for sale sign.

Utilities & Services.

Heating Source: Mains Gas

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax: D

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///hothouse.endlessly.canoe

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 9mbps upload and 54mbps 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 - Likely & Data - Likely

Three Voice - Limited & Data - Limited

O2 Voice - Likely & Data - Limited

Vodafone Voice - Likely & Data - Likely

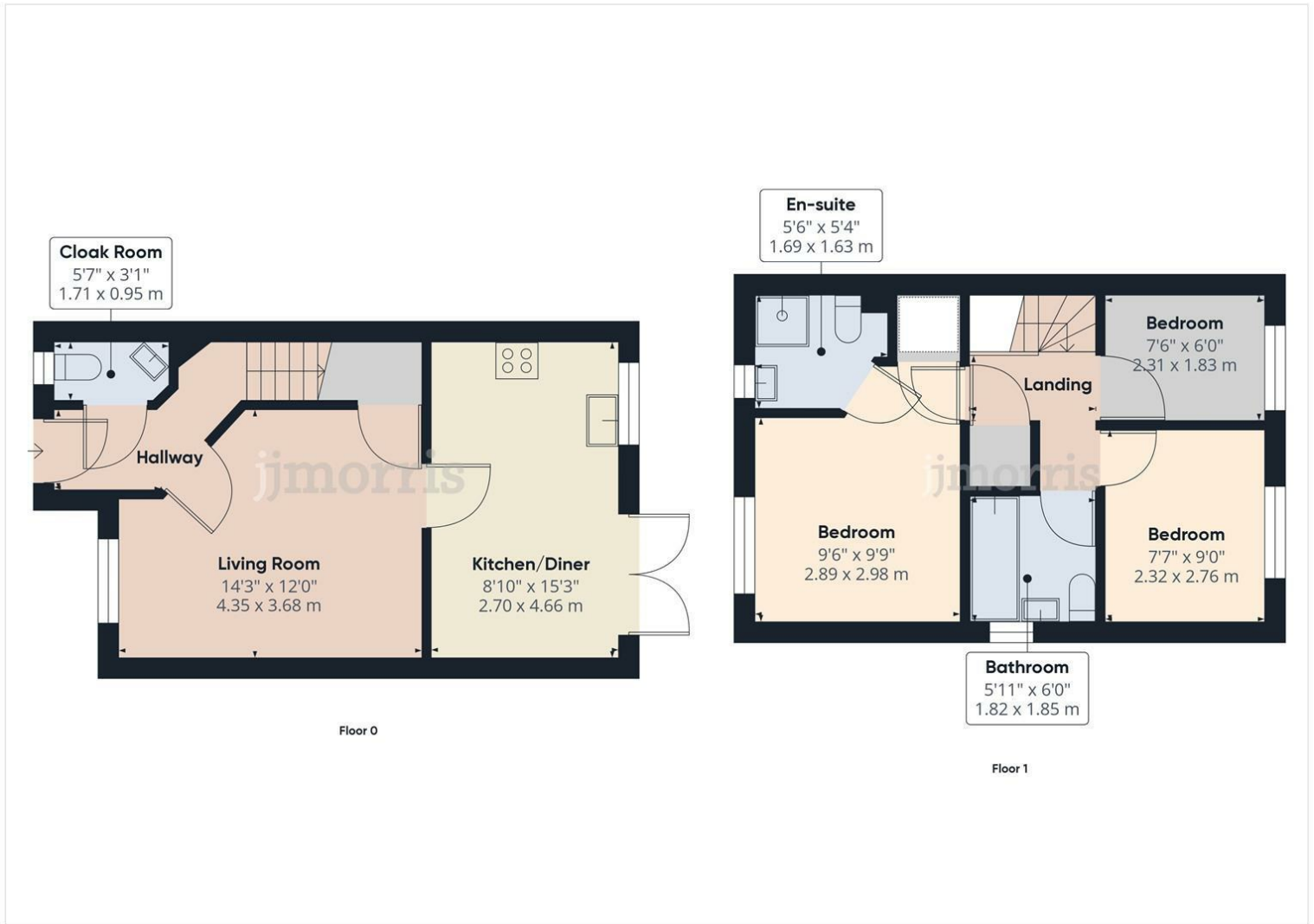
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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

Anti Money Laundering and Ability To Purchase

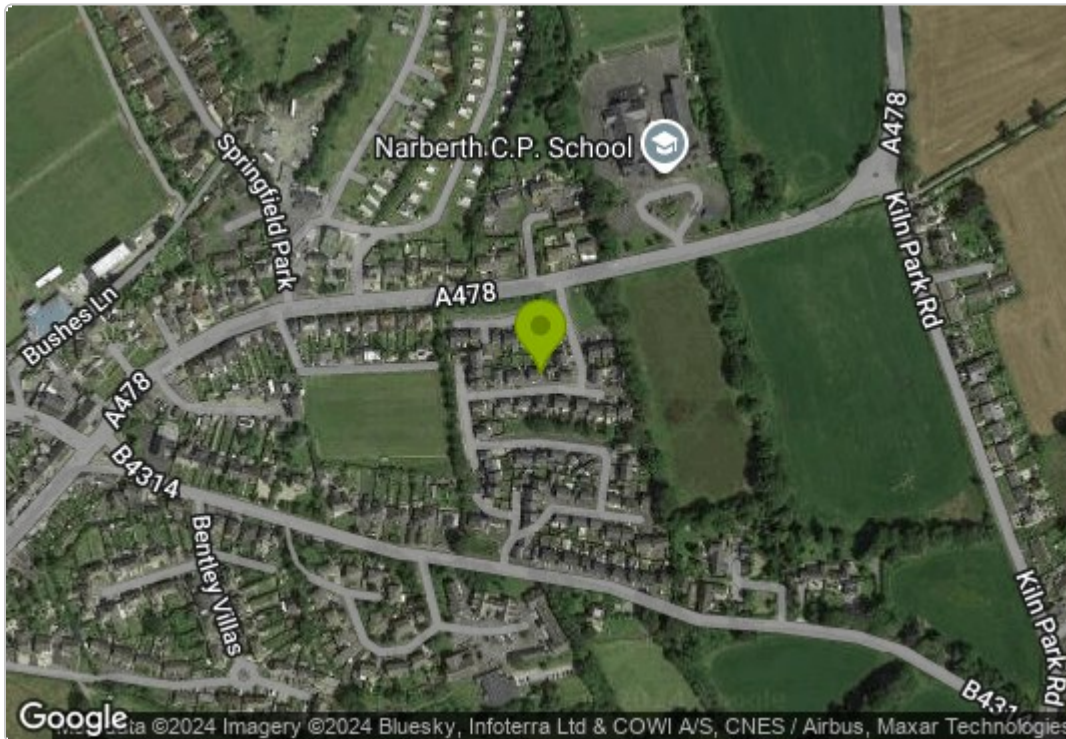
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

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.

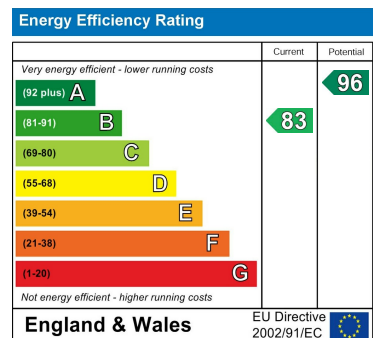
Floor Plan



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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