



Connaught Cottage, Tabernacle Lane, Narberth, SA67 7DE

Offers In The Region Of £335,000

A detached 3 bedroom bungalow with outstanding country views, being well located in the town of Narberth, at the very end of a no-through road (no passing traffic) and being only a short walk from the towns shops and services. The property is set on a good size plot with front and rear gardens, plus a side driveway providing ample off road parking, leading up to an adjoining single garage. Internally the property boasts a large lounge which enjoys the exceptional far reaching views and a good size kitchen overlooking the rear garden. Some modernising would benefit the property, but this gives a buyer to put their own stamp on this extremely well located town bungalow. Viewing is strongly advised.

Situation

The property enjoys an excellent situation being located at the far end of a no-through road, with no passing traffic, set within the town of Narberth. The property boasts an outstanding countryside view, yet is within a short walk from the towns shops and services. Rarely are town centre bungalows able to offer to offer this, making the property especially appealing.

Accommodation

Frosted double glazed French doors open into:

Entrance Porch

Glazed door with matching side screen opens into:

Hallway



Door with glazed side screen opens onto inner hallway. Doors open to Lounge/Diner and front bedroom.

Inner Hallway

Fitted cloaks storage cupboards, radiator, access to loft, doors to the remaining bedrooms, shower room and kitchen.

Lounge Diner



Large double glazed bay window to front enjoying superb far reaching countryside views, gas fireplace and surround, wall and ceiling lights, radiator, door to:

Kitchen



A good size kitchen with double glazed window overlooking the rear garden. Fitted range of storage cupboards and worktops, single drainer sink, space for gas cooker, plumbing for dishwasher/washing machine, fitted airing cupboard, door to inner hallway and door to:

Utility/Porch

Tiled flooring, wall mounted Worcester gas boiler serving the domestic hot water and central heating, double glazed external door to garden.

Bedroom 1



Double glazed window to front enjoying the superb countryside views, radiator, pedestal wash hand basin, fitted wardrobe.

Bedroom 2



Double glazed window to side, radiator, pedestal wash hand basin, built in wardrobe.

Bedroom 3



Double glazed window to rear, radiator, built in wardrobe, pedestal wash hand basin.

Shower Room



Wet room style with electric shower, tiled walls, pedestal wash hand basin, W.C, frosted double glazed window to rear, radiator.

Externally





The property enjoys a good size level plot with front, side and rear garden areas. The front has a hardstanding driveway providing off road car parking and leads up to the adjoining garage. The front garden area consists of half lawn and half decorate slate chippings. The side has a further lawn area with access to the rear which has a further decorate slate chippings garden design with greenhouse, sheds, small pond and a mixture of shrubs and plants.

Garage



Up and over door to front, lighting, pedestrian door to side.

Utilities & Services.

Heating Source: Mains Gas

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax: E

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///blink.grunt.corrects

Broadband Availability.

According to the Ofcom website, this property has standard, superfast and ultrafast broadband available, with speeds up to Standard 1mbps upload and 17mbps download, Superfast 09mbps upload and 56mbps download, Ultrafast 220mbps upload and 1800mbps 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 - Limited

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

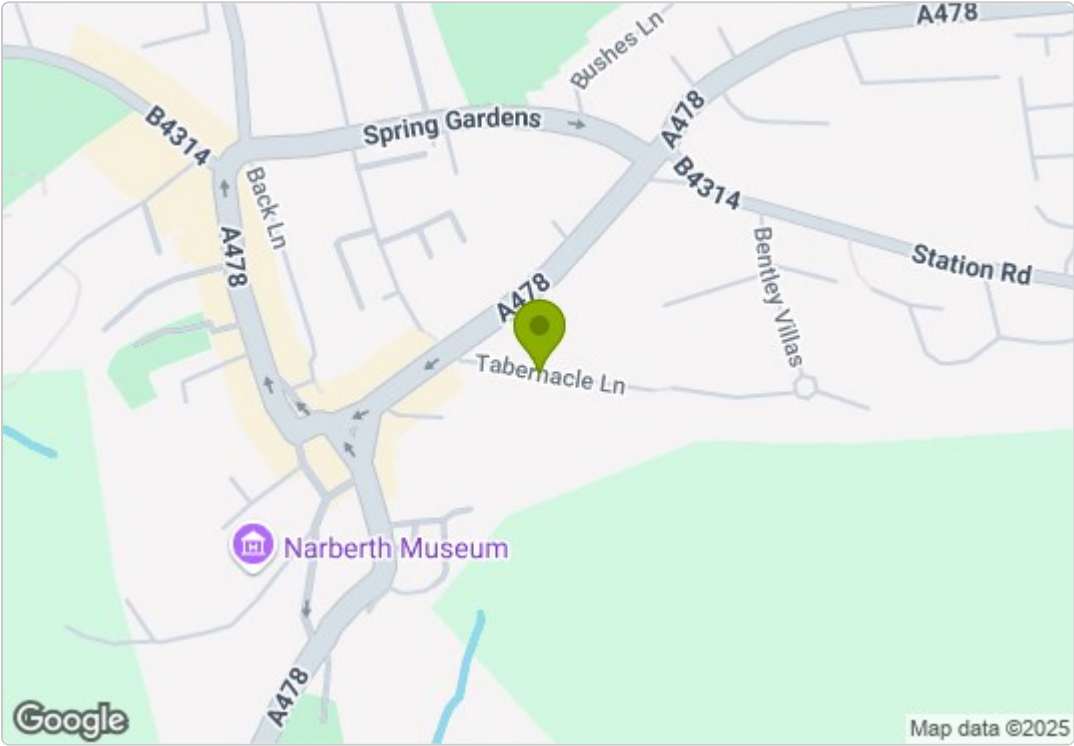
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

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.

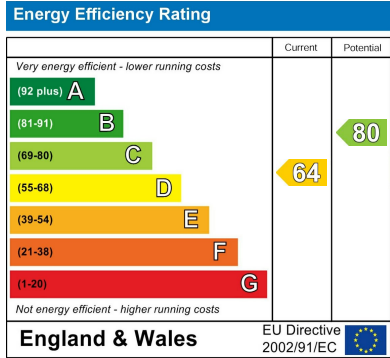
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.