



14 Highfield Park, Narberth, SA67 7UN

Offers In The Region Of £325,000

A detached 3 bedroom bungalow boasting fantastic far reaching rural views, being conveniently situated only a short walk from the shops and amenities of Narberth town centre. This lovely property has been very well kept and offers bright and spacious accommodation with no onward chain. There is a very good size lounge/diner, modern kitchen, bathroom and separate wet room, ideal for young or elderly to enjoy, plus all 3 bedrooms are well proportioned and have built in wardrobes. There is an adjoining garage with electric door and driveway, providing ample off road parking, plus front and rear level gardens. Viewing is essential to appreciate this excellent home.

Situation

The property is situated on a popular residential cul-de-sac within the sought after town of Narberth and is within walking distance from the towns Moor and high street shopping parade. Narberth enjoys an excellent range of small shops and is one of Pembrokeshire's most popular towns. Further amenities include Narberth's train station, swimming pool, Bloomfield leisure centre, pharmacies and health centre.

Accommodation

UPVC double glazed door with matching side window opens into:

Side Porch

Frosted door with matching side panel opens into:

Entrance Hall



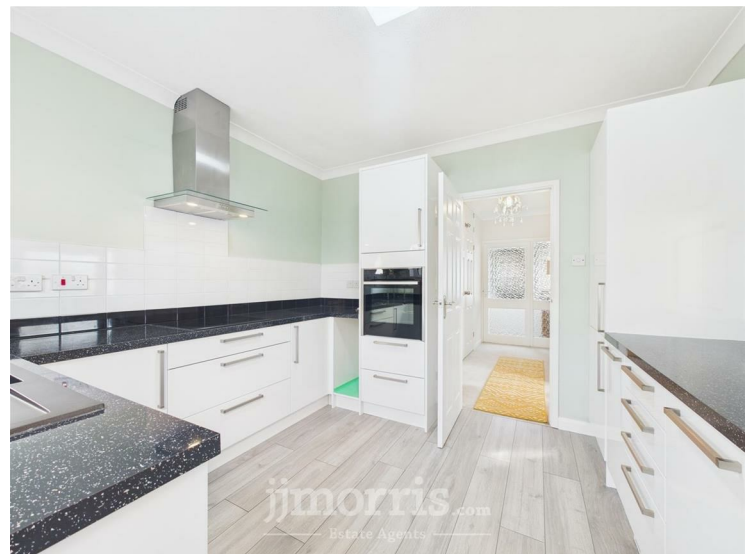
L-shaped with built in cloaks storage cupboards, radiator, built in airing cupboard with gas boiler, doors open to:

Lounge/Diner



Double glazed windows to front, 2 radiators, electric fireplace, serving hatch from kitchen.

Kitchen





Modern kitchen, designed to accommodate those with limited mobility, including built in eye level oven, induction hob with extractor, hood over, integrated easy reach dishwasher, single drainer sink, part tiled walls, integrated fridge freezer, pull out concealed bins for waste and recycling and accessible storage in the large larder cupboard. Double glazed window to side, door opens to:

Far Side Porch

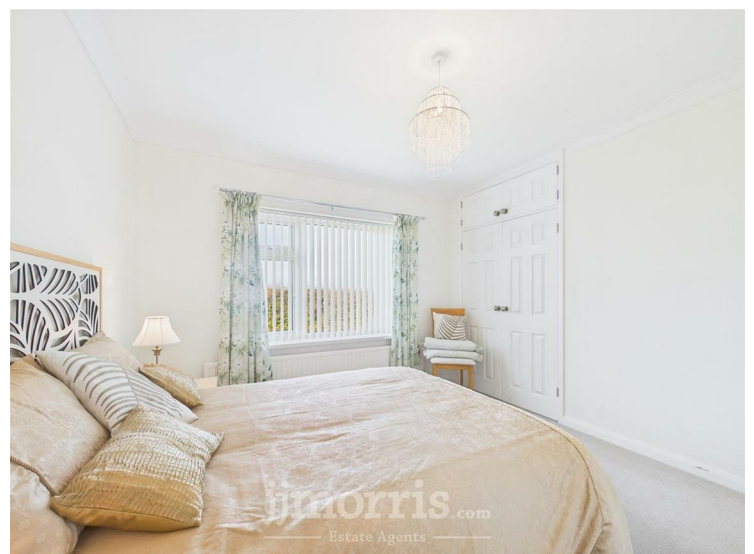
Double glazed external doors to front and rear, door to garage.

Bedroom 1



Double glazed window to rear enjoying the amazing views towards the Preseli hills, radiator, built in wardrobe.

Bedroom 2



Double glazed window to rear enjoying the amazing views towards the Preseli hills, radiator, built in wardrobe.

Bedroom 3



Double glazed window to side, radiator, built in wardrobe.

Bathroom



Comprising a bath, W.C, wash hand basin set in vanity storage unit, radiator, part tiled walls, frosted double glazed window.

Wet Room



Comprising an electric shower, tiled walls, heated towel radiator, frosted double glazed window.

Adjoining Garage

Electric up and over door to front, pedestrian door to rear patio/garden, window, plumbing for washing machine, space for tumble dryer.

Externally



To the front of the property there is a level lawn garden with shrub border and side gated pathway leading to the rear. Hardstanding driveway leads up to the garage. At the rear is an enclosed L-shaped level lawn garden which wraps around to the opposite side and also has a lovely patio seating area.

Directions

From our office in Narberth, proceed up past the Plas hotel and town Moor, until reaching the Highfield Park cul-de-sac turning on your right hand side. Number 14 is found on the left corner of the road, as identified by our JIMorris for sale sign.

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: ///quest.enjoy.awestruck

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 20mbps upload and 80mbps download and 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 - Likely & Data - Likely

Three Voice - Limited & Data - Limited

O2 Voice - Likely & Data - Likely

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.

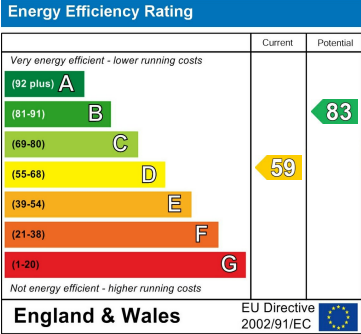
Floor Plan



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

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