



## 2 Jasmine Villas, Tavernspite, SA34 0NN

**Offers In The Region Of £199,950**

A lovely semi-detached house, set in the country, boasting delightful views across open fields, situated down a small minor road in the popular village of Tavernspite, Pembrokeshire. The house offers bright accommodation which is ready for immediate occupation, with no onward chain. There is a ground floor third bedroom with en-suite and two very spacious upstairs bedrooms with main bathroom. The living and kitchen spaces are also generous in size, with double glazing and electric heating. The outside space is excellent, with ample off road parking and an excellent size garden. Viewing is a must!



### Situation

The property is situated along a minor back road, just within the village of Tavernspite, which has a village public house, garden centre with café and small primary school. Within a short drive are both Narberth and Whitland market towns with good shopping facilities for most every day needs and further amenities and facilities such as railway connections, educational facilities, places to eat and drink etc.

### Accommodation

Double glazed front door with matching side window opens to:

### Entrance Hall



Stairs rise to the first floor, electric heater, wood laminate flooring. Door opens to bedroom 3. Opening leads through to:

### Kitchen



Fitted with modern storage units, worktops, electric oven, 4 ring electric hob, single drainer sink, space for white goods, plumbing for washing machine etc, double glazed window and external door to garden/patio, electric heater. Opening leads through to:

### Lounge/Diner



With a large double glazed window to the front, fireplace with electric fire, electric heater. Door back to entrance hall.

### Bedroom 3



Double glazed window, wood laminate flooring, electric heater, door to:

### En-Suite



With a W.C, pedestal wash hand basin, electric heater and frosted double glazed window.

### Bedroom 1



Double glazed window enjoying superb country views, electric heater, built in airing cupboard/storage cupboard.

### First Floor Landing



Spindle balustrade, access to loft space, electric heater, doors to all rooms.

### Bedroom 2



Double glazed window with again, lovely country views. Wardrobe recess, electric heater and small door to a useful storage area.

## Bathroom



Comprising a bath with electric shower over, W.C, pedestal wash hand basin, part tiled walls, wall heater, frosted double glazed window.

## Externally



There is ample off road parking to the front and side. A good size level garden wraps around the house from the side to the rear, with patio, flower borders and beds etc.

## Directions

From Narberth follow the road past the crematorium to Prices Gate, at the cross roads turn left signposted Tavernspite, continue on this road until you come into the village, take the first left turning onto Ash Lane. The property is found along here on the right hand side, as identified by our JJMorris for sale sign.

## Utilities & Services.

Heating Source: Electric

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: ///prominent.surprises.dinner

## Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.4mbps upload and 2mbps download and Superfast 16mbps upload and 69mbps 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 - None & Data - None  
Three Voice - Limited & Data - Limited  
O2 Voice - Limited & 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.

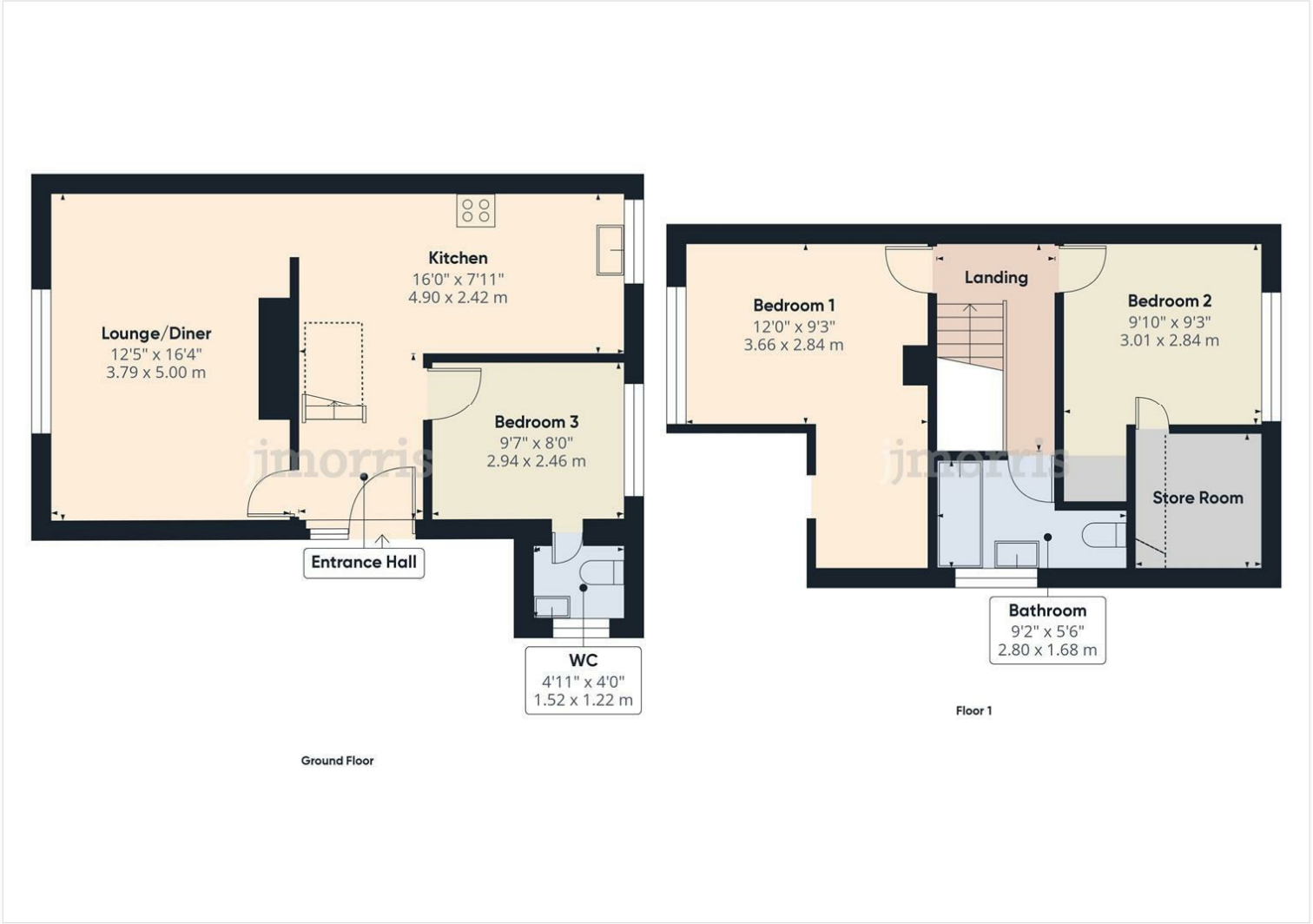
## Anti Money Laundering and Ability To Purchase

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.

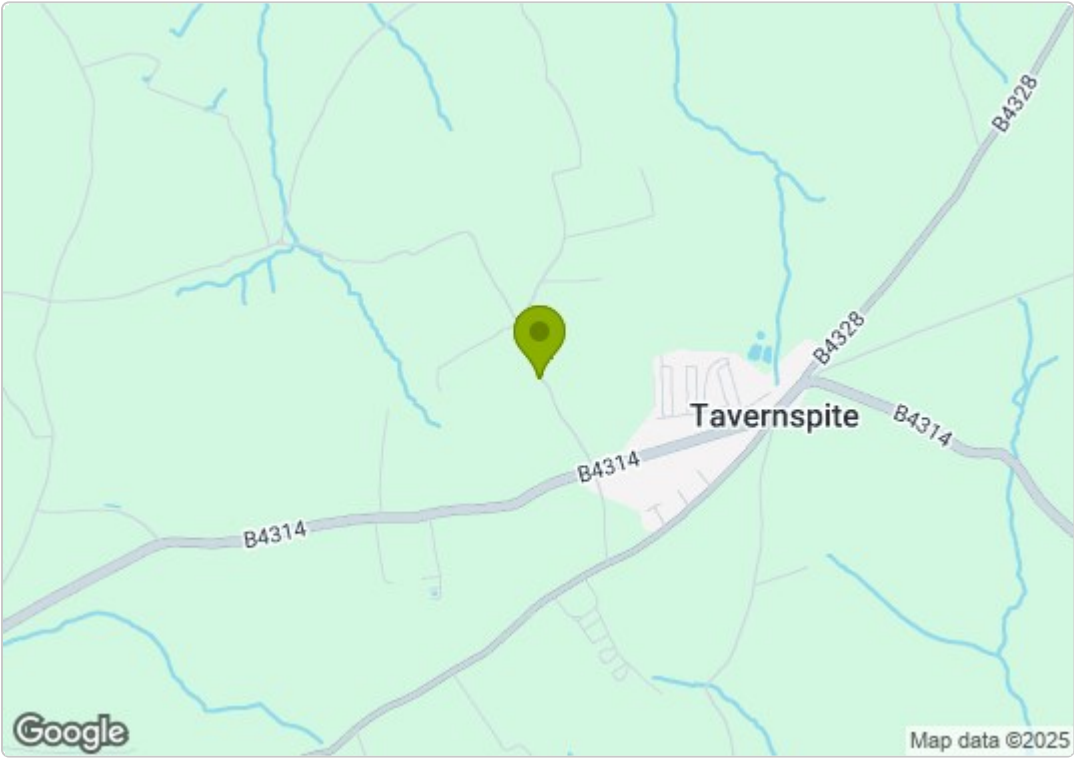
We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.



Floor Plan



Area Map



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.

Energy Efficiency Graph

