



29 Maes Yr Odyn, Narberth, SA67 7FH

Offers In The Region Of £305,000

A beautifully presented 3 bedroom detached modern house, situated conveniently in the heart of Narberth town centre, within easy walking distance to local shops, schooling, train station and other amenities. This superb property boasts good sized accommodation that is naturally bright and airy, benefitting from very efficient heating costs and having some lovely recent additions such as a woodburning stove, newly fitted En-suite, quality hard wearing flooring and a well built timber shed, as well as having off road car parking, a detached garage and well kept enclosed garden. Viewing is essential to appreciate this excellent home.

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.

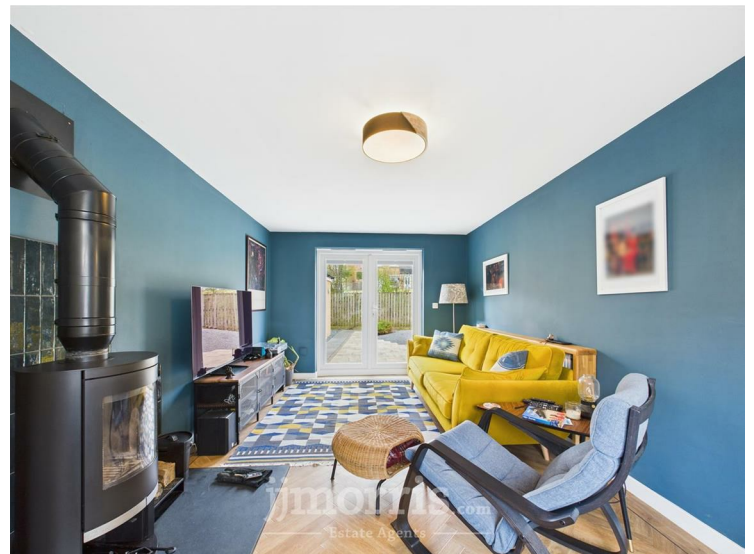
Accommodation

Double glazed front door opens into:

Entrance Hall

LVT wood block effect flooring, stairs rise up to first floor landing, radiator, doors open to:

Living Room



Double glazed window to front and double glazed external French doors open to rear garden, continuation of LVT wood block effect flooring, modern wood burning stove set on a slate hearth and part tiled back, radiator.

Kitchen/Diner





Utility



Matching fitted cupboards and worktop, plumbing for washing machine, wall mounted Ideal Standard gas combi boiler serving the domestic hot water and central heating, continuation of LVT flooring, radiator, double glazed external door to garden, door to:

Cloak Room

Comprising a W.C, wash hand basin and radiator.

First Floor Landing



A bright and modern space with double glazed windows to both front and rear elevations, continuation of LVT wood block effect flooring, fitted range of kitchen cupboards and worktops, one and a half bowl single drainer sink, 4 ring electric hob, extractor hood, integrated fridge freezer, dishwasher, single electric oven, dining space for table and chairs, radiators, door to:



Spindle balustrade, built in airing cupboard, radiator, double glazed window to rear, access to loft space, doors open to:

Bedroom 1

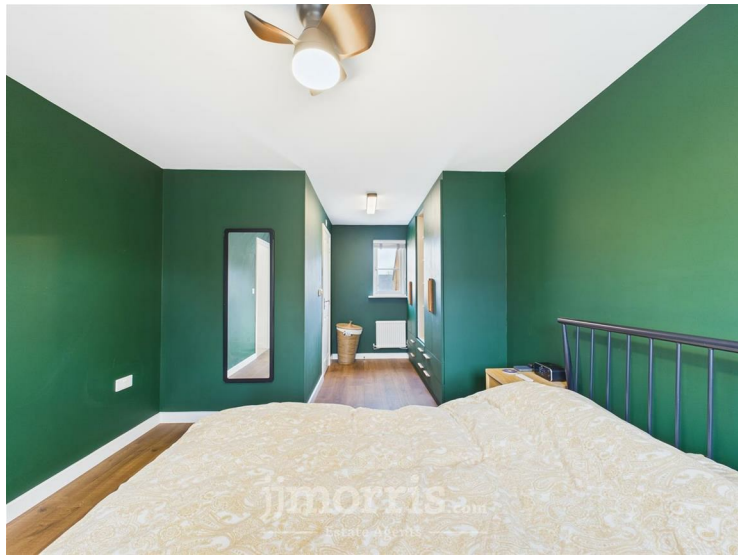


En-Suite



Comprising a shower cubical, W.C, wash hand basin, part tiled walls, continuation of flooring, heated towel radiator and frosted double glazed window to front.

Bedroom 2



Double glazed windows to front and rear elevations, radiators, fitted wardrobes, wood laminate flooring, door to:



Double glazed window to rear, radiator.

Bedroom 3



Double glazed window to front, radiator.

Bathroom



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

Externally





To the front and side there are low maintenance stone chipping borders with established shrubs and plants, and a tarmac side driveway providing off road parking space and access to the garage. To the rear there is a lovely sunny garden of low maintenance with patio and stone chippings, a mature cherry tree and shrubs. There is a modern timber built wood/storage shed, outside tap and electric point.

Detached Garage

With electric up and over door to front, double glazed side pedestrian door to rear garden, power and lighting.

Utilities & Services.

Heating Source: Mains Gas

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax Band: E

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///incensed.self.barmaid

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 8mbps 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 - 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.

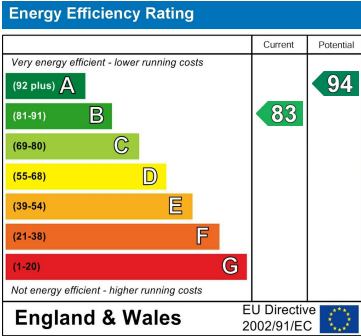
Floor Plan



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.

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