



For Identification Purpose  
Only



**Marphill & Avondale, Narberth, SA67 8RR**

**Auction Guide Price £145,000 - £150,000**

For Sale by Online Auction on Wednesday the 25th of June 2025 between 12pm and 3pm. Auction Guide Price  
£145,000 - £150,000.

An interesting "Double Property" opportunity, comprising a house with generous living space and 2 double bedrooms, plus an adjoining little Cottage, which has full residential planning use. Both properties are sold together along with 2 x garden areas, 2 x garages, plus a number of small sheds. The main house requires general modernising and the adjoining cottage is in need of complete renovation. The properties are situated in the popular and conveniently placed village of Cold Blow, just outside Narberth town, within the beautiful county of Pembrokeshire.



### Situation

Cold Blow is a small village found less than 2 miles south-east of Narberth, in the heart of Pembrokeshire. It is situated on the B4315 Princes Gate to Templeton road. Narberth is the near by town and offers a good selection of independent shops and cafes etc. The main A40 is roughly 4 miles distant, and connects to larger towns in the area such as Haverfordwest, Carmarthen and the M4. Pembrokeshire is well known for its natural beauty and coastline, with stunning beaches and seaside villages in abundance. Saundersfoot, Amroth, Manorbier and Tenby are all within a short drive from this location.

### Marphill Accommodation

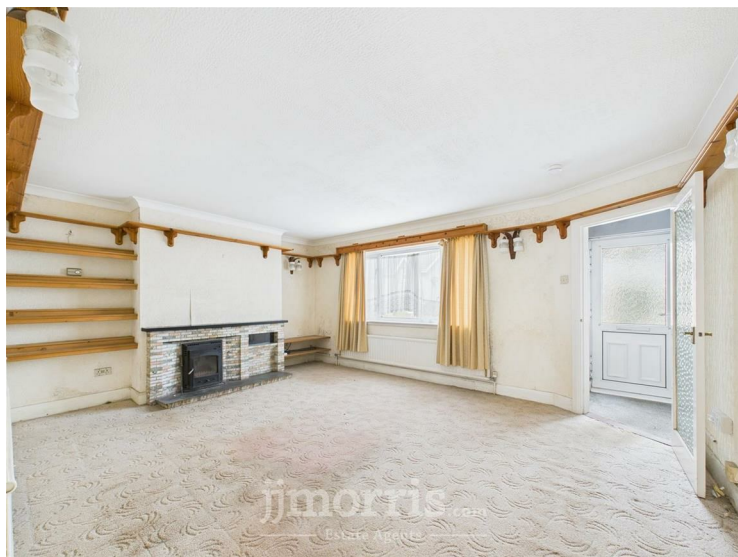
Double glazed front door opens into:

### Entrance Hall



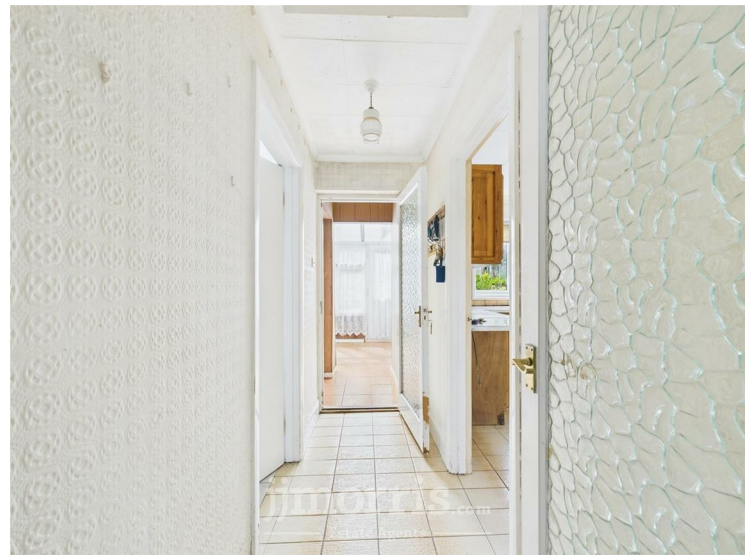
Double glazed window to front, radiator, stairs rise to first floor landing. Door opens to:

### Living Room



Fireplace housing a woodburning stove, double glazed window to front, radiator, understairs storage cupboard, door to:

### Inner Hall



Tiled flooring, doors to:

### Kitchen/Diner



Comprising a range of wall and base storage units with worktops over, single drainer sink, double glazed window to rear, range cooker and extractor hood, part tiled walls, built in airing cupboard, radiator.

### Conservatory



Double glazed windows around and external door to garden.

### Shower Room



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

### First Floor Landing



Double glazed window to rear, access to loft, doors open to:

### Bedroom 1



Double glazed window to front, radiator.



## Bedroom 2



Double glazed window to front, radiator.

## Adjoining Cottage "Avondale"



A small adjoining stone "cottage" called Avondale, with full residential planning use. This small building comprises a ground floor room and first floor room. Please note, although the property is legally classed as a cottage, it is not currently habitable and requires complete refurbishment.

## Boiler Room

A small connecting room between Avondale cottage and the rear garden, housing the oil fired central heating boiler for Marphill.

## Externally



To the rear of both Marphill & Avondale there is an enclosed garden with flower borders, fish pond, gated off road parking and a detached garage. Access is obtained to this area via the side of Marphill, where the properties enjoy legal right of access. This side access continues up to a second garden area, which has another detached garage, greenhouse, sheds and good size lawn garden. Please see the title plan/boundary plan within the legal pack for identification and confirmation of legal access.







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#### Directions

From Narberth, head due south on the A478 road and turn left at the junction after the Brandon tool hire depo. Follow this road into Cold Blow. Come to the village junction and bear left, the property is then immediately found on the right hand side, as identified by our JIMorris Auction for sale sign.

#### Auction Details

The property is to be sold via online auction on Wednesday the 25th June 2025 between 12pm and 3pm. You have to register via our website to view the legal pack and to bid.

Please note that we charge a buyers administration fee of £1,000 plus VAT (£1,200 Inc VAT), upon completion of the sale.

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the auction for inspection. For further information on the auction process please see the RICS Guidance <http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which is confidential to the vendor and the auctioneer is the minimum amount at which the vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.



### How To Bid

Please visit our website, [jjmorris.com](http://jjmorris.com), then select the sales tab, then auctions and click on the selected property. You will then be able to register to bid and view the legal pack.

### Utilities & Services.

Heating Source: Oil

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax: TBC

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: [///stamp.grunt.slate](https://www.what3words.com/stamp-grunt-slate)

### Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 15mbps download and Superfast 20mbps upload and 80mbps download. Please note this data was obtained from an online search conducted on [ofcom.org.uk](http://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 - & Data -

Three Voice - & Data -

O2 Voice - & Data -

Vodafone Voice - & Data -

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](http://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.

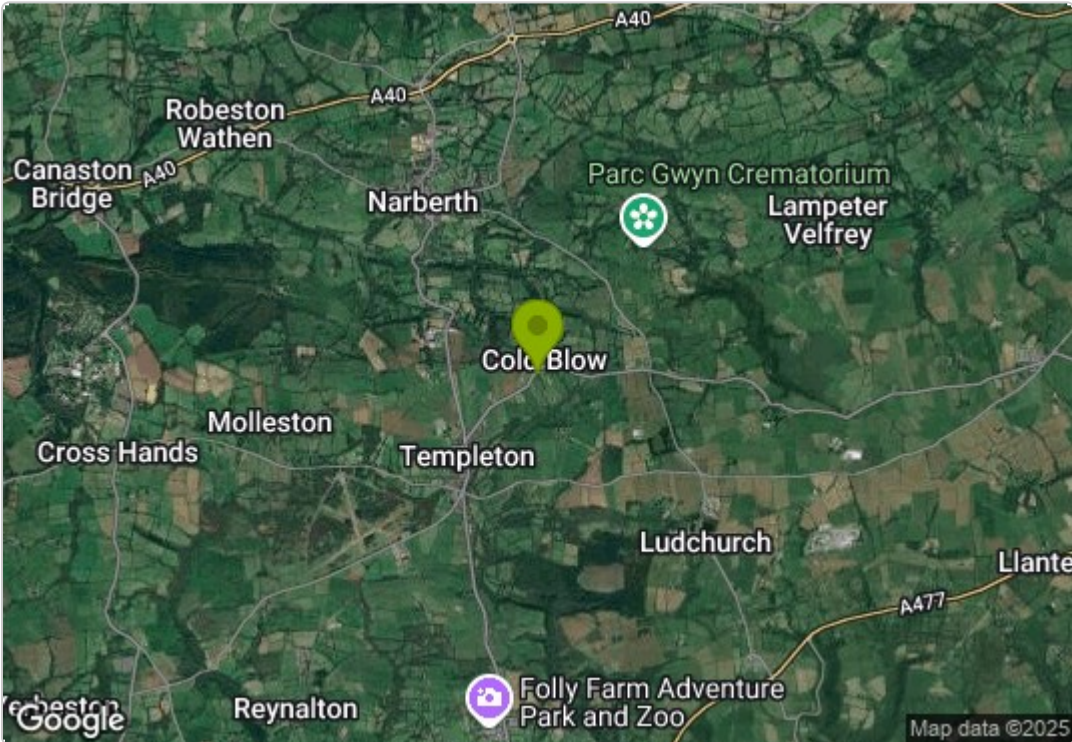
We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough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



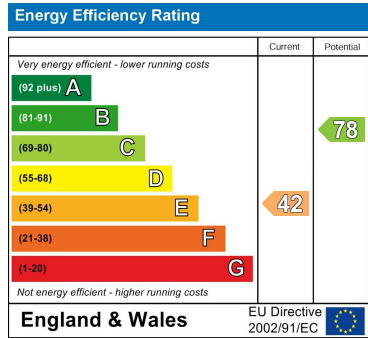
Floor Plan



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.