



63 St. James Street, Narberth, SA67 7DB

£189,950

A characterful and incredibly charming 3 storey house, situated in the heart of Narberth town centre, boasting glorious well kept and presented accommodation of an excellent size. This delightful home offers an abundance of features which includes multiple feature fireplaces, wooden floors, exposed beams, sash windows and boasts 2 reception rooms, a good size bright and airy kitchen, plus 2 x large double bedrooms (one bedroom on each upper floor). There is also a sunny south facing rear courtyard garden which has a Mediterranean vibe. Internal viewing is essential to see all the character this lovely home offers.

Situation

The property is situated in a highly convenient position within Narberth town centre, being literally only a few minutes walk from all the shops, cafes and amenities along the busy bustling high street.

Accommodation

Front door opens into:

Front Entrance Porch



Recessed storage area for shoes etc. Door opens to:

Lounge / Diner



Large double glazed window to front, wooden flooring, feature fireplace, radiator, door to:

Inner Hall

Stairs rise up to first floor. Door opens to:

Sitting Room



Ornate feature fireplace, painted wooden flooring, feature wooden door to downstairs storage cupboard, radiators, steps lead down to:

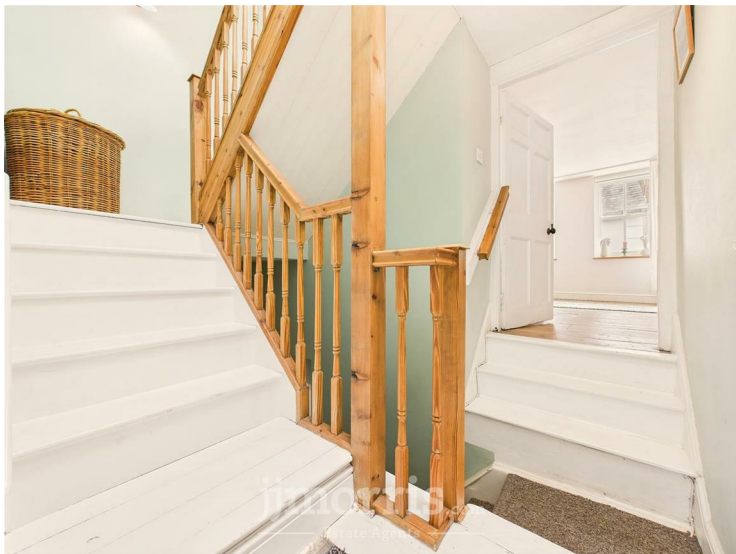
Kitchen





Comprising a range of fitted wall and base storage units with work surface, single drainer sink, 4 ring electric hob, electric oven, tiled splash backs, extractor hood, wall mounted gas boiler serving the domestic hot water and central heating, plumbing for washing machine, ceiling lantern window, external double glazed stable door to rear garden.

First Floor Landing



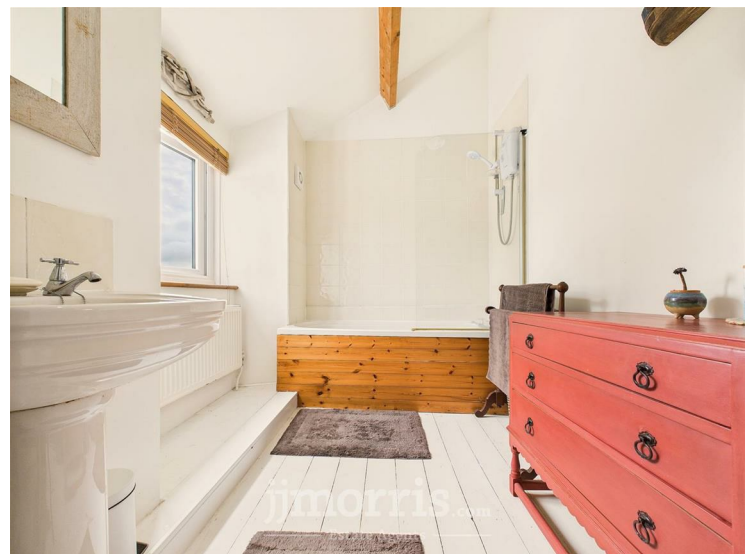
Stairs continue up to second floor landing with additional under stairs storage, spindle balustrades, doors open to:

Bedroom 1



Wide original wooden floor boards, ornate feature fireplace, twin sash windows to front, radiator.

Bathroom



Comprising a bath with shower over, W.C, pedestal wash

hand basin, double glazed window to rear enjoying a lovely view towards Narberth Castle and countryside beyond, radiator, painted wooden floor boards, semi-vaulted ceiling with exposed wooden beam.

Second Floor Landing



Spindle balustrade, Velux roof window, exposed wooden beam, door opens to:

Bedroom 2



Ornate feature fireplace, wooden floor boards, twin sash windows to front, radiator, access to loft space.

Externally



To the rear of the property there is a sunny south facing enclosed garden with patio, flower bed and brick built storage/potting shed.

Utilities & Services.

Heating Source: Gas

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax Band: C

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///stilted.scavenger.limo

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.

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 20mbps upload and 80mbps 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.

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.

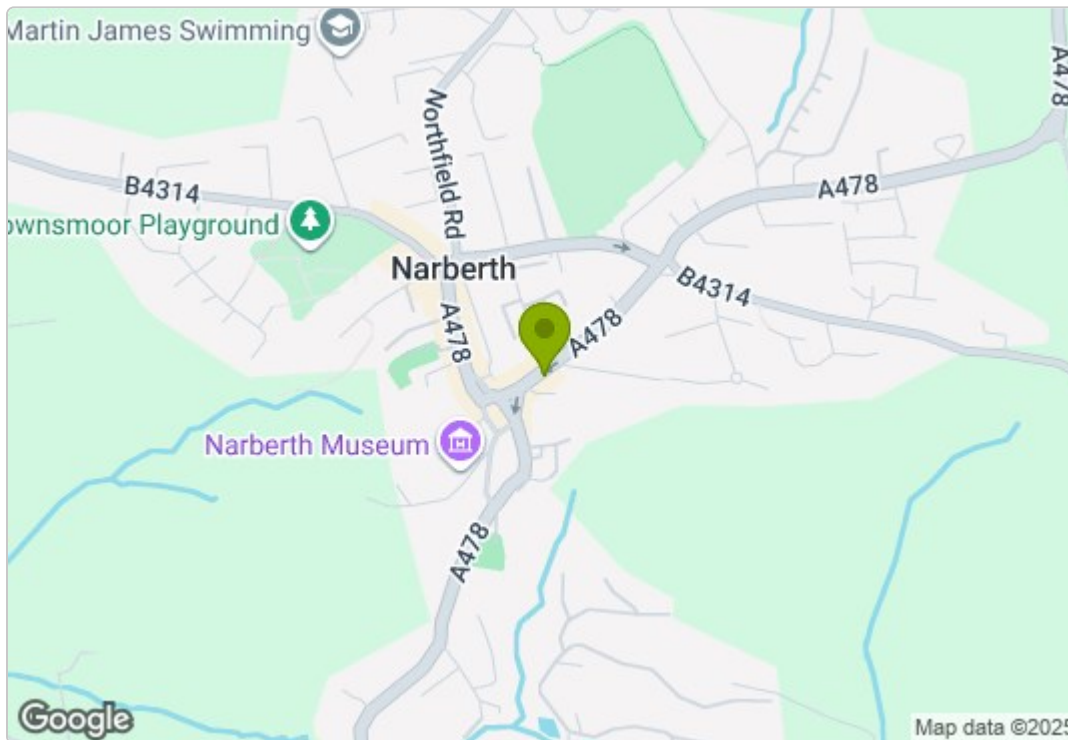
We will also require full proof of funds such as a mortgage

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.

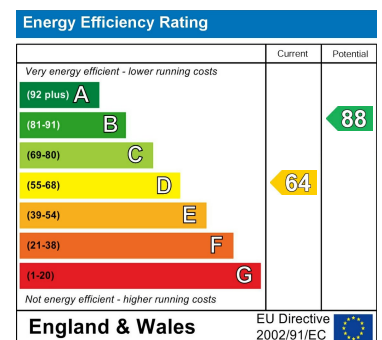
Floor Plan



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.

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