



22 Cawdor Court, Narberth, SA67 7AZ

**Offers In The Region Of £159,950**

Virtual Viewing Tour Available!

An ideal purchase for a retired/semi retired person/couple within a friendly community of like minded people, being only a short walking distance to the shops and amenities of Narberth town centre. This 2 bedroom ground floor flat is set on a safe and comfortable complex for the over 55's only. The accommodation throughout is particularly well kept and presented with both front and rear door access. Ready for immediate occupation and is offered for sale chain free.



### Situation

The property is situated in the very heart of Narberth, a popular town with a traditional parade of independent shopping outlets, supermarket, cafes, library, swimming pool etc. The main A40 is within a mile or so and provides excellent road links to the larger county towns of Haverfordwest and Carmarthen, some 10 miles and 20 miles or so distant respectively, whilst the ever popular coastal resorts of Saundersfoot and Tenby, and indeed the superb scenery of the South. The town also has the benefit of a railway station and regular bus service.

### Entrance Hall



Entered via a double glazed front door. Electric radiators, built in airing cupboard housing shelving and an electric water heater. Doors open to:

### Lounge Diner



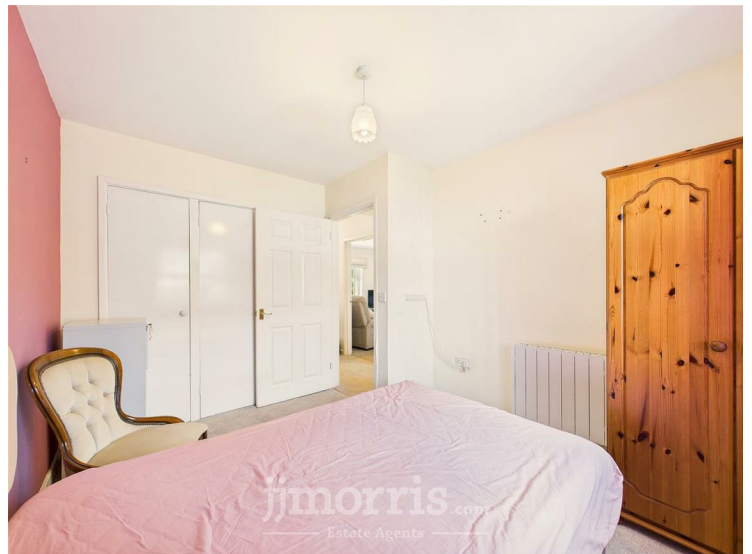
Double glazed window to front, electric fire set in attractive surround, electric radiator, space for table and chairs, archway leads through to:

### Kitchen



Comprising a range of fitted wall and base storage units with work surfaces, single drainer sink, Neff electric oven, 4 ring electric hob, part tiled walls, plumbing for washing machine, frosted double glazed external door to rear, space for fridge freezer.

### Bedroom 1



Double glazed window to rear, electric radiator, built in wardrobes.

## Bedroom 2



Double glazed window to front, electric radiator. fitted wardrobes.

## Shower Room



Comprising a large walk-in shower, W.C, pedestal wash hand basin, part tiled walls, frosted double glazed window to rear, electric heated towel radiator.

## Externally

There are well kept communal gardens for all the residents to enjoy.

## General Remarks

An ideal purchase for a retired/semi retired person/couple within a friendly community of like minded people, within walking distance to the old market town of Narberth. A safe and comfortable complex, which the purchaser can be as involved as they wish. The property boasts views of the well maintained communal gardens.

The Estate Manager is responsible for day to day advice and assistance to residents. Safety and security are further ensured by each apartment being equipped with 24 hour round the clock cord-pull alarm system.

All the apartments are held on 999-year leases. Cawdor Court Company Limited owns the freehold and is, owned by the leaseholders in an ideal situation for those who wish to downsize or equity release. Each leaseholder is a member of the company. The maintenance and services are managed by directors of the company and are appointed by the members.

## Utilities & Services.

Heating Source: Electric

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax Band: B

Tenure: Share of Freehold with vacant possession upon completion.

## Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 21mbps 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.

## 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 - Limited & Data - Limited

Vodafone Voice - Limited & Data - Limited

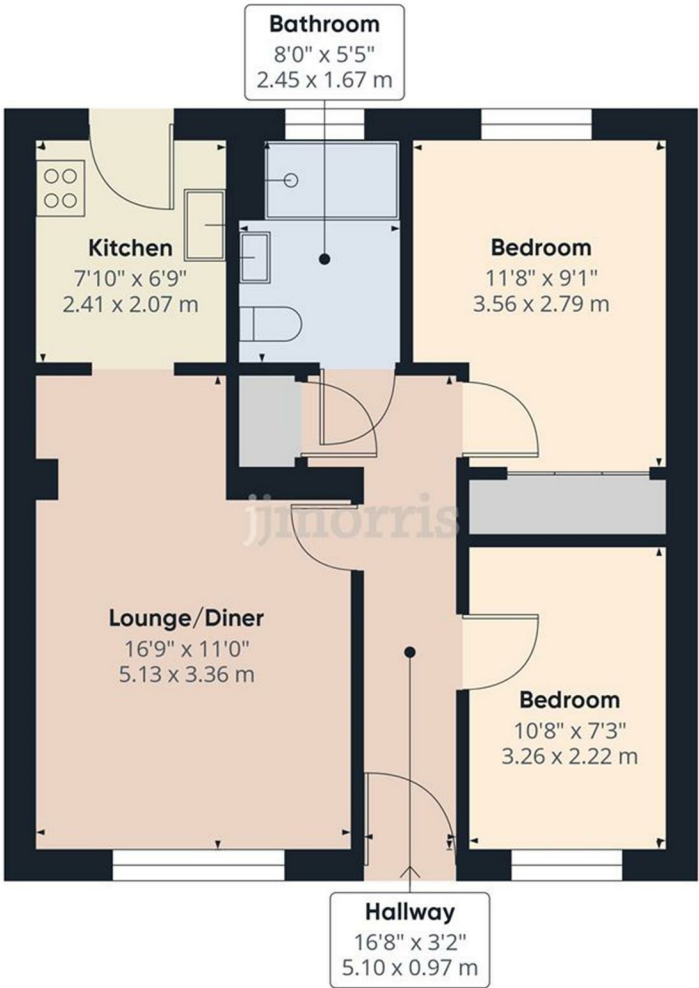
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

## Anti Money Laundering and Ability To Purchase

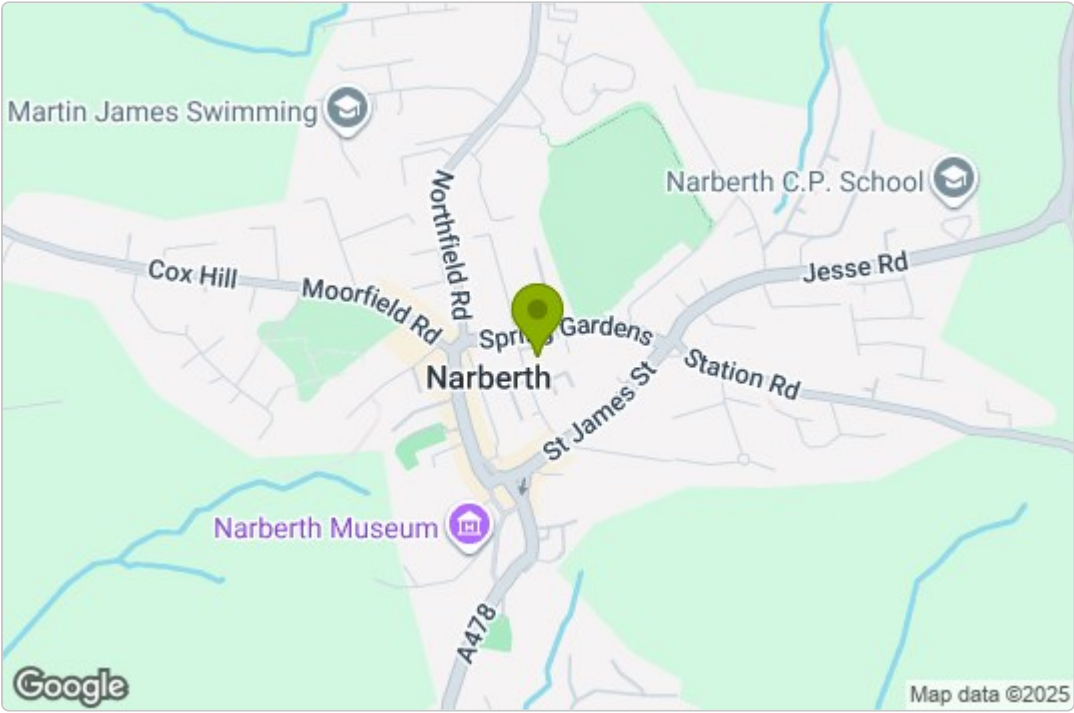
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

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.

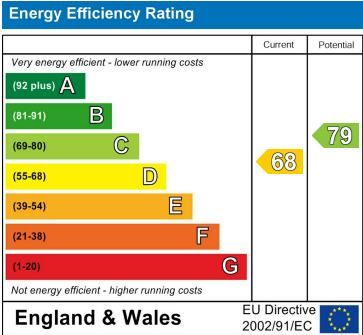
Floor Plan



Area Map



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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