

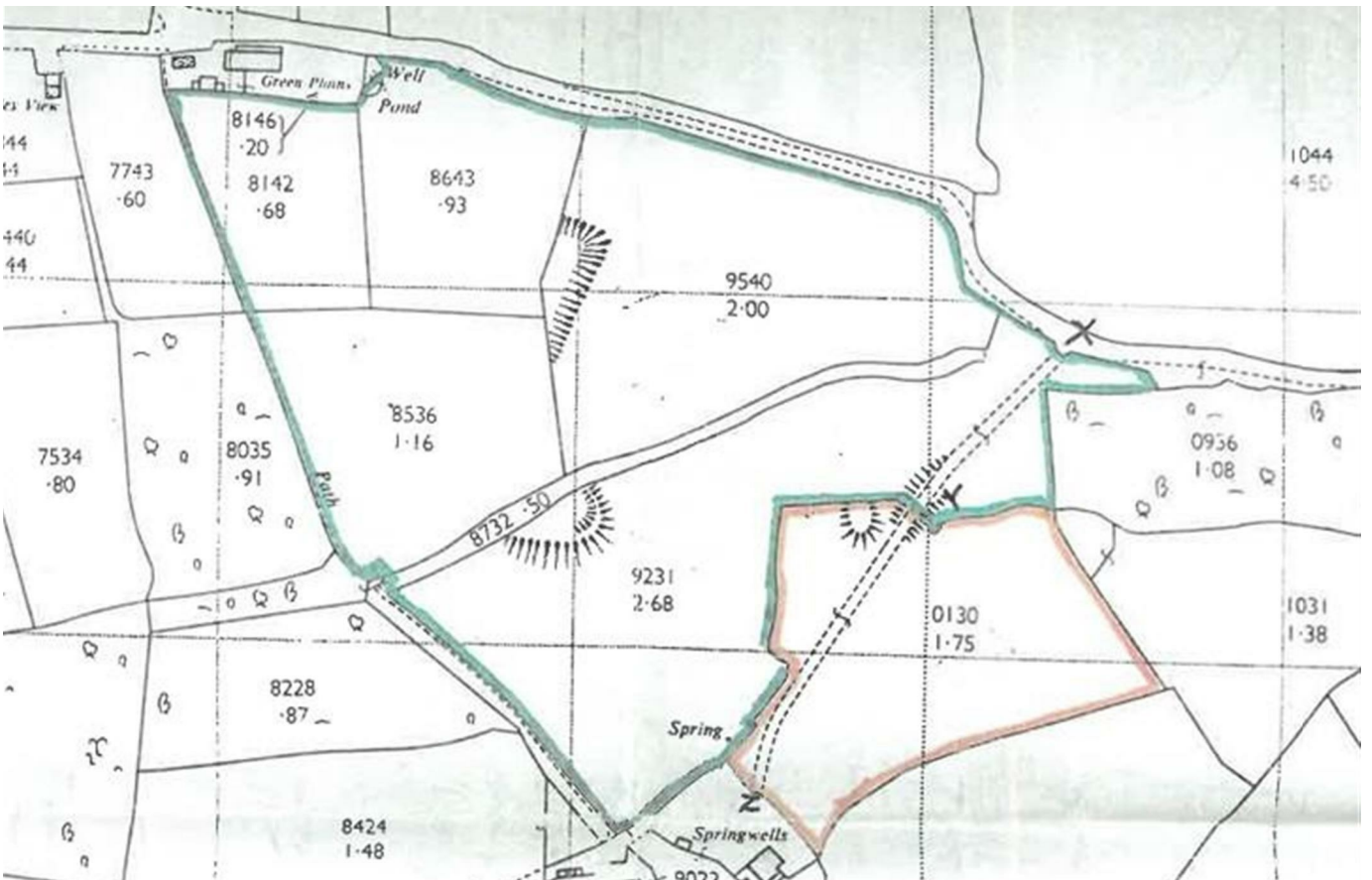
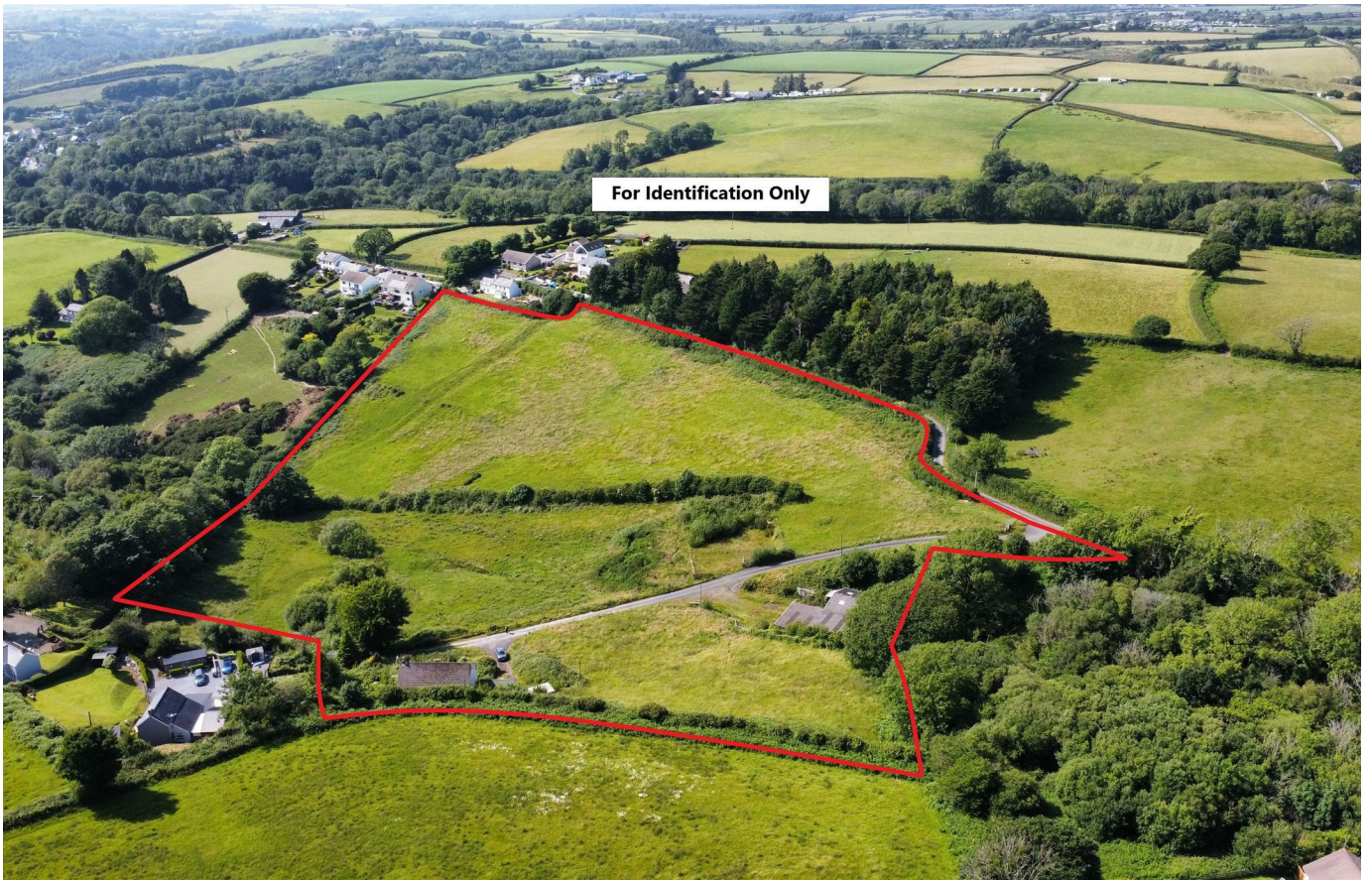


Dea Lor Bev, Great Plains Road, Narberth, SA67 8LT

**Offers In The Region Of £550,000**

A detached coastal smallholding with approximately 9 acres or thereabouts, situated in a lovely position down a shared private track and enjoying fabulous far reaching countryside views. The property offers good size accommodation with 4 bedrooms, 3 receptions and 2 shower rooms, in need of some updating. There is a single garage and ample off road parking space, double glazing and oil central heating. The land adjoins the property to the side and front, which is of good general grazing/pasture, and benefits from a detached steel framed farm building with stables, which could be utilised for hobby farming or equine purposes. Viewing is needed to see the full potential on offer and to admire the lovely coastal location and views.







### Situation

The property is well situated in a lovely countryside setting, accessed down a shared private driveway, being located just outside the popular coastal village of Summerhill, only a mile or so from the south coast with near by sandy beaches at Amroth, Wisemans Bridge and Saundersfoot.

### Accommodation

Double glazed front door opens into:

### Conservatory



Double glazed windows to front and sides, external double glazed doors to both ends, lovely far reaching views, radiator, stable door opens to:

### Hallway

Doors open to:

### Kitchen



Fitted with a range of wall and base storage units, worksurfaces, one and a half bowl sink and drainer, electric hob, space for cooker, tiled walls, tiled floor, double glazed window to front enjoying the lovely views.

### Shower Room

Comprising a shower cubical, pedestal wash hand basin, W.C, tiled walls, tiled floor, radiator.

### Dining/Sitting Room



Stairs rise up to first floor, double glazed window and sliding patio door to front enjoying lovely views, 2 radiators.

### First Floor Landing

Access to loft space, double glazed external door to rear, radiator, doors to:

### Lounge



Double glazed windows to front and rear enjoying lovely views to the fore, radiator, feature fireplace.

**Bedroom 1**



Double glazed window to rear, radiator.

**Bedroom 2**



Double glazed window to front with outstanding countryside views, radiator.

**Bedroom 3**



Double glazed window to front with outstanding countryside views, radiator.

**Bedroom 4**



Double glazed window to rear, radiator.



## Shower Room



Comprising a shower, W.C, wash hand basin, part tiled walls, double glazed window to front.

## Externally



The property is approached by a shared private track with private driveway leading off to the property itself, providing ample off road car parking space and access onto a single garage. There are surrounding overgrown garden areas and a static caravan within the immediate curtilage of the house. The land which forms part of this sale, amounts to approximately 9 acres or thereabouts and is situated to the side and front of the property (please see boundary plan for identification). Within the land to the side, there is an area with a detached steel framed farm building with stables and yard area.

## Utilities & Services.

Heating Source: Oil

Services -

Electric: Mains

Water: TBC

Drainage: Private

Local Authority: Pembrokeshire County Council

Council Tax Band: F

Please Note: There are footpaths crossing over the land

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///bravo.airbrush.gallons

## Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.3mbps upload and 2mbps 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 & Data - 82%

Three Voice & Data - 73%

O2 Voice & Data - 64%

Vodafone Voice & Data - 78%

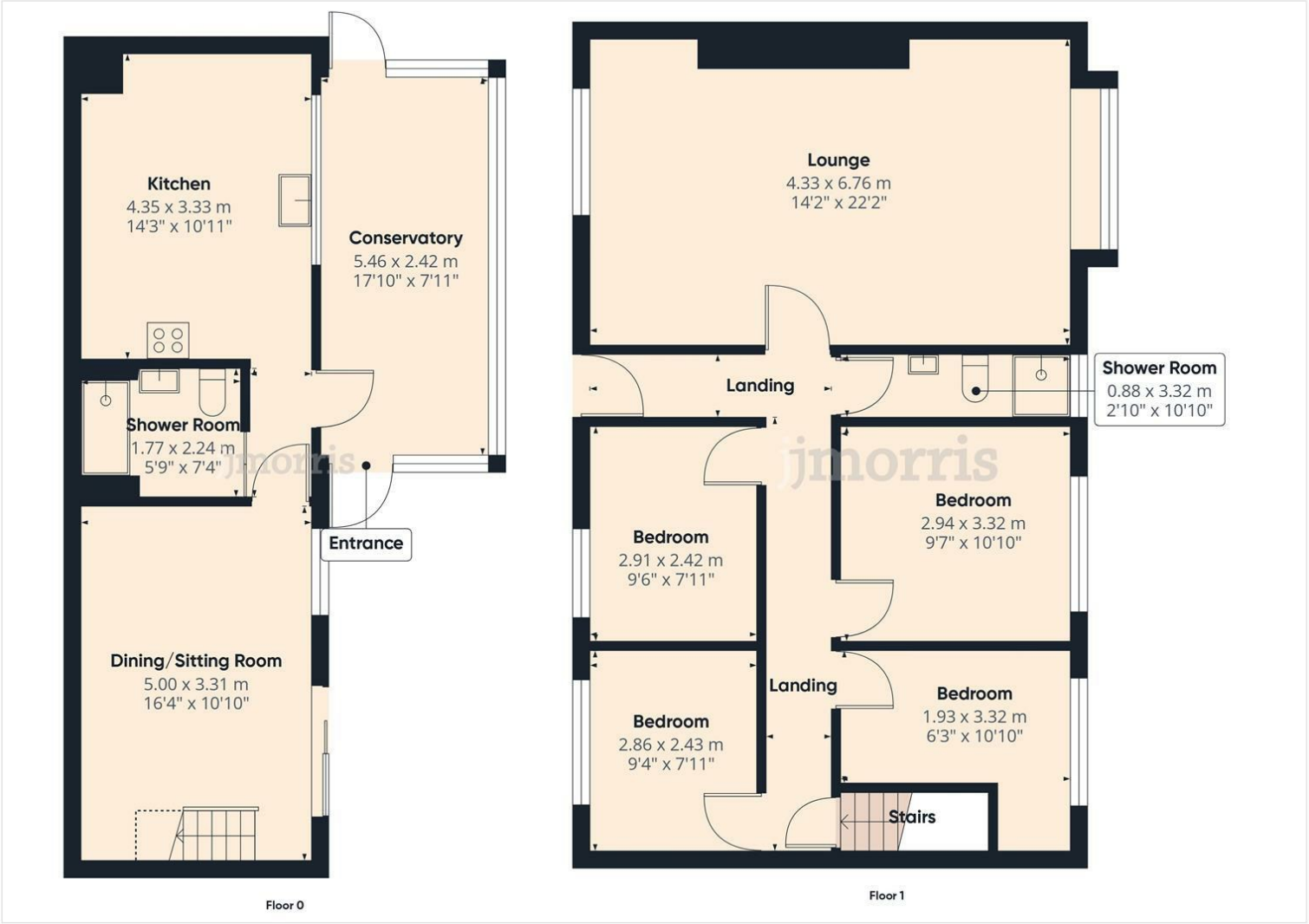
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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

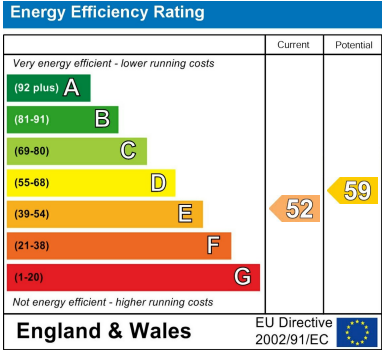
Floor Plan



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.