



The Shire, 2 Hillside Terrace, Narberth, SA67 7AL

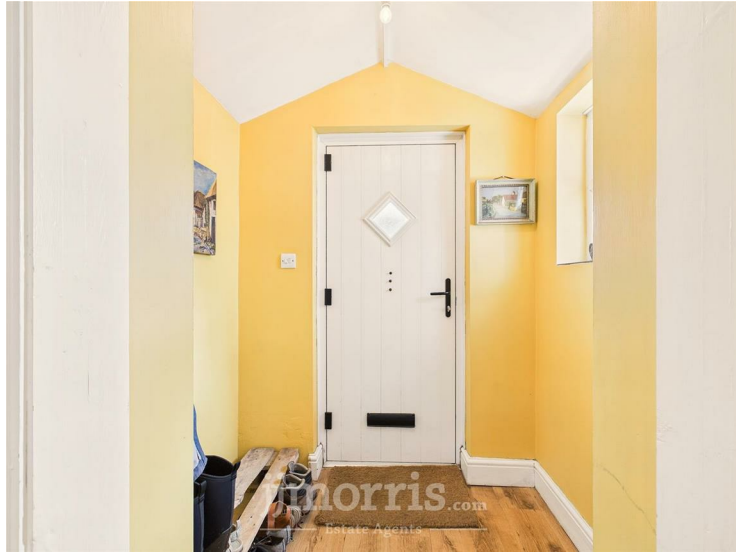
Offers In The Region Of £229,950

A charming 3 bedroom cottage, well situated within the popular town of Narberth, boasting off road car parking and a superb landscaped rear garden. The accommodation is presented to a high standard, offering a light and airy kitchen with open plan dining and separate living room with woodburning stove. All 3 bedrooms are of a good size and there is a modern fashionable wet room. The rear garden is south facing and has been designed with a variety of colourful plants and shrubs around a red brick patio Italian theme. Lovely cottages in Narberth town with off road parking are rarely found, so early viewing is advised.

Situation

The property is extremely well located within the heart of Narberth, close to the town moor and within easy walking distance of the shops, cafes and services the town has to offer.

Front Porch



Accessed via a UPVC composite double glazed front door, with double glazed window to side. Opening leads on to:

Entrance Hall

Built in storage cupboard and doors opening to:

Kitchen



Fitted storage units with worktops over, single drainer sink, 4 ring electric hob with extractor hood over, eye level single oven, integrated fridge freezer, integrated dish washer, double glazed window to front, radiator, opening through to:

Dining Area



Double glazed external sliding patio doors to rear garden, radiator, stairs rise up to first floor, wall mounted gas boiler serving the domestic hot water and central heating, door to living room and opening leads on to:

Utility



With stackable space for washing machine and tumble dryer, door opens to:

Wet Room



Comprising a walk-in showering area with large shower screen, panelled walling, tiled flooring, wash hand basin set in vanity storage unit, W.C, frosted double glazed window to rear.

Living Room



Fireplace housing a wood burning stove, double glazed window to front, radiator, door back the entrance hall.

First Floor Landing



Spindle balustrade, loft access with pull down ladder, double glazed window to front, built in storage cupboard, doors open to:

Bedroom 1



Double glazed window to front, fitted full length mirrored sliding wardrobes, radiator.

Bedroom 2



Double glazed window to front, radiator.

Bedroom 3

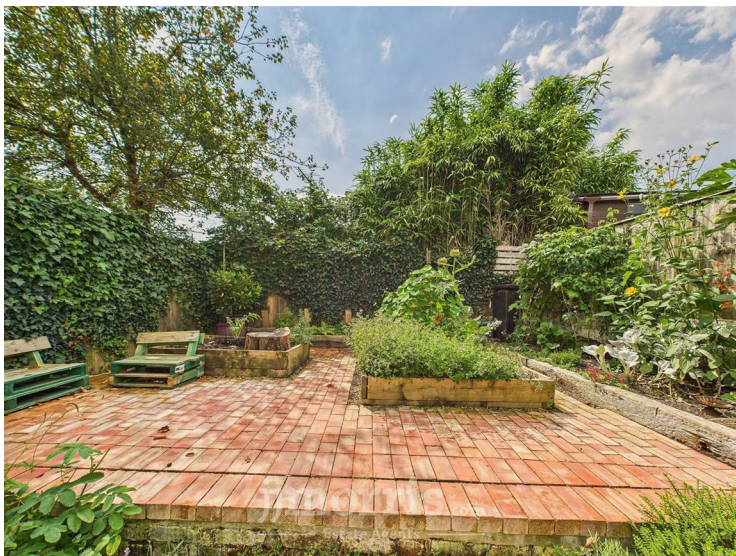


Double glazed window to rear, radiator.

Externally



To the front of the cottage there is a gravelled driveway providing off road car parking space. The driveway is shared with the neighbouring two cottages. At the rear there is an enclosed sunny garden with wide variety of established colourful plants, ornamentals and small pond. The current owner has landscaped this space using red brick paving to create a Tuscany style Italian space.



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Directions

From our office in Narberth, walk along Moorefield road passing the Plas Hotel on your right and the property is then found on the left hand side, just after the turning for Wells Road, identified by our JJBorris for sale sign.

Utilities & Services.

Heating Source: Mains 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: [///once.sang.daredevil](#)

Broadband Availability.

According to the Ofcom website, this property has standard, superfast and Ultrafast broadband available, with speeds up to Standard 1mbps upload and 17mbps download, Superfast 20mbps upload and 80mbps download and Ultrafast 220mbps upload and 1800mbps upload. 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%

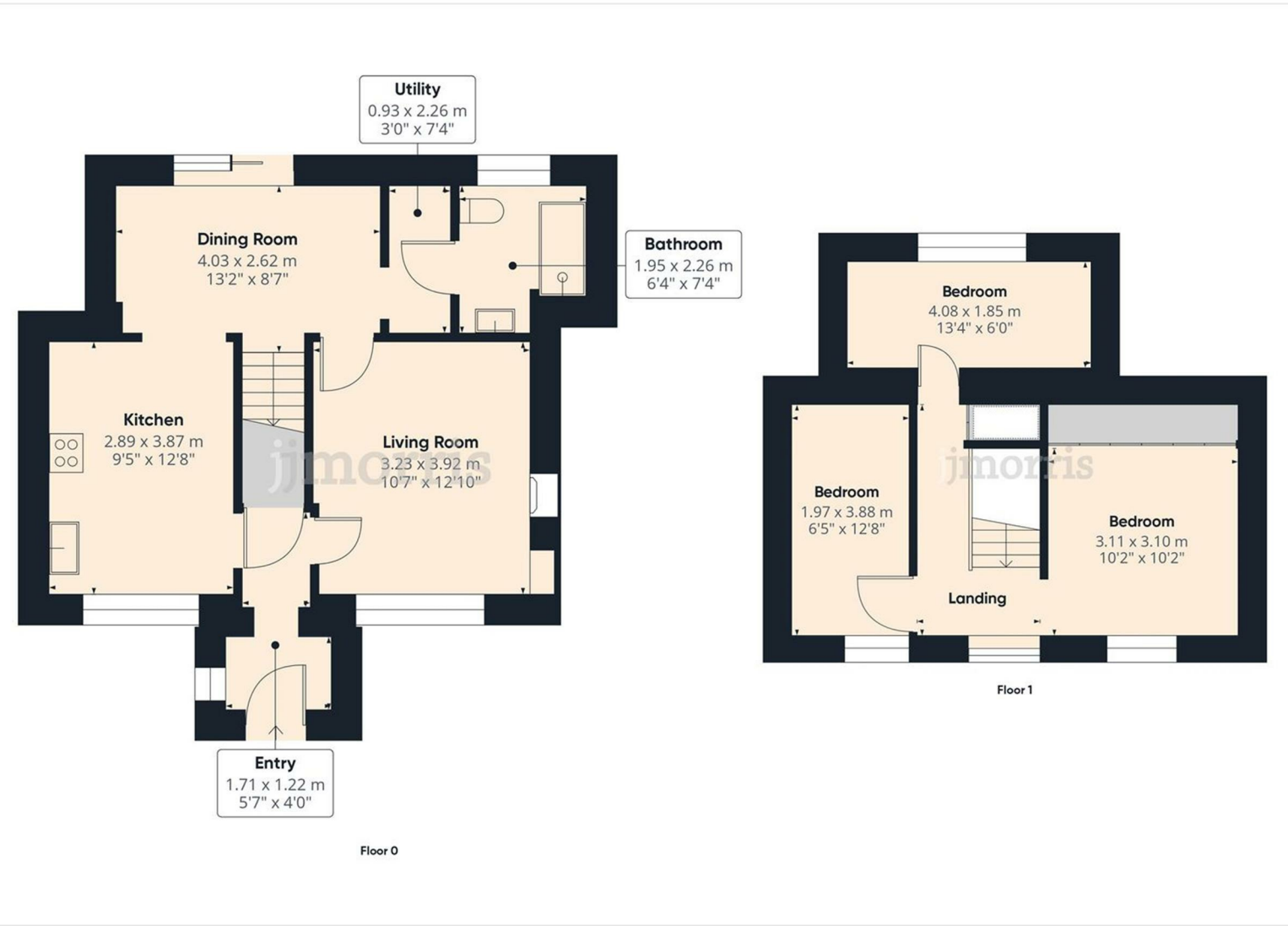
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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

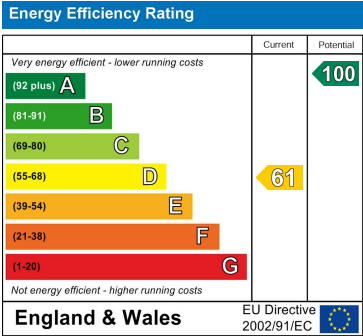
Floor Plan



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.

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