



Tir Na Nog, Cold Blow, SA67 8RL

**Offers In The Region Of £269,950**

A delightful 2 double bedroom cottage with charming features and generous gardens, situated in the popular Pembrokeshire village of Cold Blow. The accommodation is beautifully designed and presented with 2 good size receptions, a modern kitchen and bathroom, plus 2 bright and airy bedrooms. The property is set back from the village road and enjoys an excellent degree of privacy, created by its mature front and rear gardens and hedgerow boundaries. Within the good size rear garden there is a modern studio/garden room with power and electric, ideal for artists or musicians etc. The rear garden is particularly lovely and benefits from gated access leading onto a public footpath to Narberth town. This is a joyful and very appealing property which must be seen.



### 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.

### Accommodation



Front door opens into:

### Living Room



With tiled flooring, an attractive fireplace housing a woodburning stove, double glazed window to front, radiator, panelled wooden doors lead to dining room and kitchen.

### Dining Room







Continuation of tiled flooring, radiator, double glazed window to front, opening leads to:

### Kitchen



unit, radiator, understairs storage cupboard, external rear door to garden, door back to living room and wooden stairs rise to first floor.

### First Floor Landing



Wooden flooring, double glazed windows to rear and Velux roof window, radiator, access to loft space, built in storage cupboard, wooden doors open to:

### Bedroom 1



Continuation of tiled flooring, part tiled walls, fitted storage unit with worktop, freestanding stainless steel sink





Wooden flooring, double glazed window and Velux roof window to front, radiator.

Bedroom 2



Wooden flooring, double glazed window and Velux roof window to front, radiator.

Bathroom



Tiled flooring, tiled walls, large walk-in shower with screen, freestanding bath tub with mixer tap over, wall hung wash hand basin, W.C, radiator, double glazed window and Velux roof window to rear.

Externally







A gated entrance at the front of the property opens onto a garden path which leads to the front door, with lawned gardens either side and mature hedgerow borders. At the rear there is a good sized enclosed garden with detached studio/garden room, lawn, hedgerow borders, a gravelled seating area, young ornamental trees, storage sheds, oil tank and wood store. A rear gate opens out onto a public footpath which leads to Narberth. town.

#### 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 village and the property is then found on the left hand side, before the village junction, as identified by our JJMorris for sale sign.

#### 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: ///bared.takeover.ordeals

#### Mobile Phone Coverage.

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice & Data - 78%

Three Voice & Data - 71%  
O2 Voice & Data - 61%  
Vodafone Voice & Data - 75%

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.

#### **Broadband Availability.**

According to the Ofcom website, this property has both standard and superfast broadband available. 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.

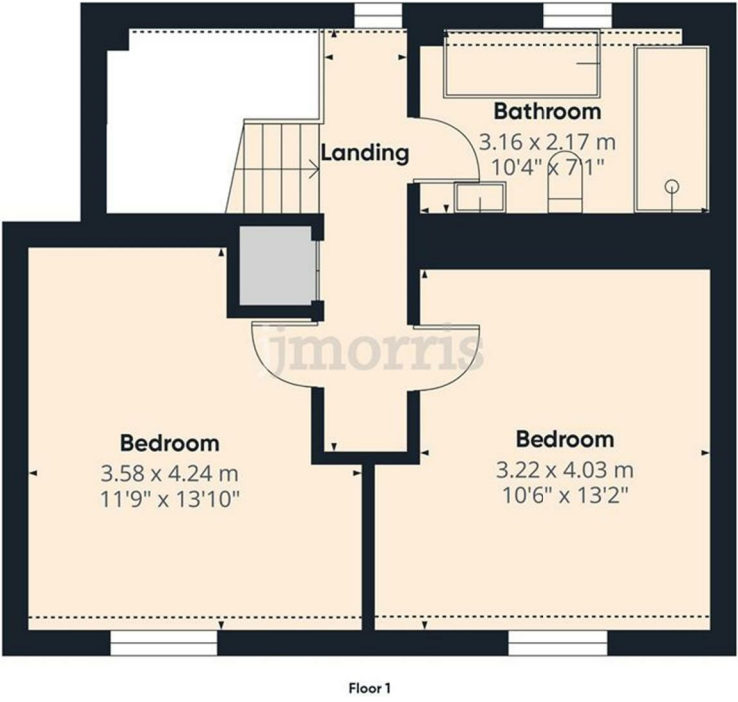
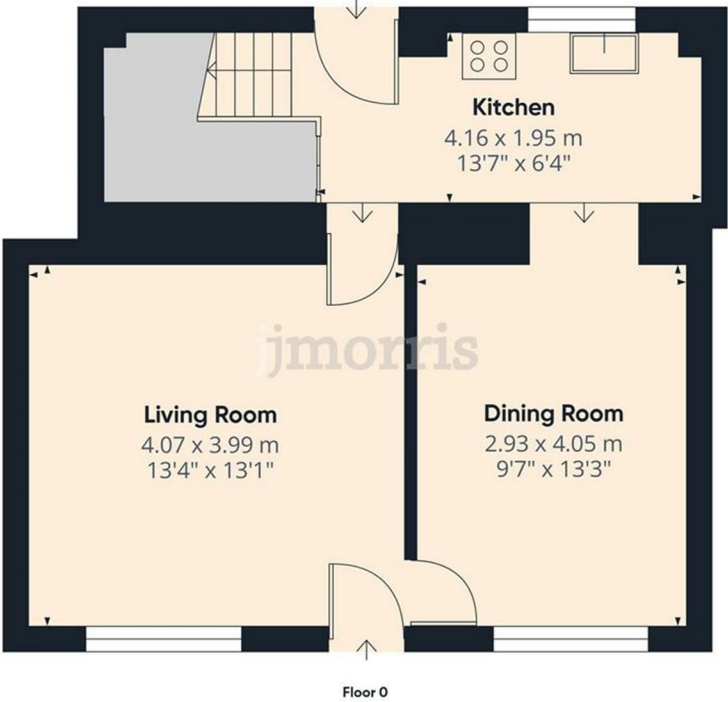
#### **Anti Money Laundering and Ability To Purchase**

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.



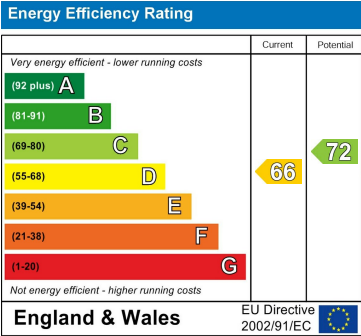
Floor Plan



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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