



1 Castle View, Narberth, SA67 8QZ

Offers In The Region Of £269,950

This property has the Wow-Factor! A stylish semi-detached house which has been modernised to provide exceptional accommodation with a blend of modern and traditional styles, creating atmospheric ambience and sophistication, which must be seen to be appreciated. From the main living area, with its roaring wood burner and exposed beams, to the luxury bathroom with freestanding bath and large walk-in shower, the current owner has meticulously improved and showcased this lovely home to the highest standards. Externally, the design and impeccable detail continues with a sensational landscaped modern garden, providing a wonderful private sanctuary to enjoy and chill out. There is also ample off road gated parking to the front and side, making this a complete ideal home. Viewing is essential!

Situation

The property is situated on the south side of Narberth town, within uphill walking distance to the towns shops, services and amenities. The location is very convenient, yet away from the actual bustling centre of town. From this location, easy road access on to the new A40 leads to Haverfordwest or Carmarthen, or heading south along the A478 leading to the South Coast beaches and resorts of Saundersfoot and Tenby.

Accommodation

Front door opens into:

Entrance Porch

Ornate decorative tiled flooring, space for hanging coats, wooden glazed door opens into:

Hallway



Continuation of matching tiled flooring, stairs rise up to first floor, radiator, doors open to:

Cloakroom



Comprising a W.C, wash hand basin, matching tiled floor and part tiled wall.

Lounge/Diner





Fireplace housing a woodburning stove on a tiled hearth, painted wooden flooring, beamed ceiling, double glazed windows to front and rear, radiators.

Kitchen

Fitted with a range of wall and base storage units with wooden worksurfaces over, built in eye-level oven, integrated fridge freezer, 4 ring induction hob with extractor hood, single drainer sink, windows to rear and side, tiled flooring, radiator, Worcester oil fired boiler serving the domestic hot water and central heating, stable door opens to:



Conservatory



First Floor Landing



Spindle balustrade, exposed wooden floor, radiator, access to loft space, doors open to:

Bedroom 1



Double glazed bi-folding external doors to rear garden, double glazed ceiling lantern, sink unit and vertical radiator.



Double glazed window to front, radiator.

Bathroom



Bedroom 2



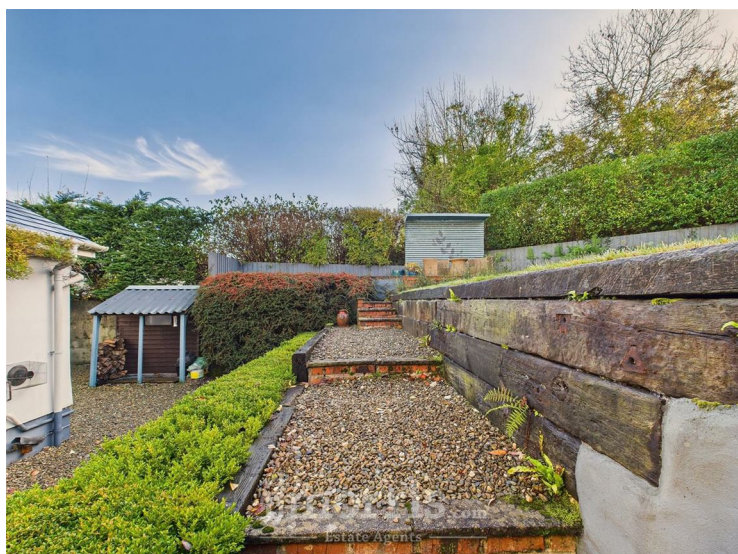
Double glazed window to rear, radiator.

Externally



Comprising a large walk-in shower with side screen, freestanding bath tub with mixer shower tap, W.C, wash hand basin set within a vanity storage unit, painted wooden flooring, part tiled walls, heated towel radiator.





To the front there is a gated gravelled driveway providing ample off road car parking space, with mature well kept hedges on both sides. The gravelled driveway extends down the side of the house, to a useful shed and wood store, then leading on and around to the rear, where there is a delightful landscaped garden with railway sleepers, decorative brickwork, gravel steps and a raised circular lawn, plus seating areas and further storage shed.

Directions

From Narberth town centre, proceed down onto Castle Street leading onto the A478 and at the bottom of the hill turn left into Mill Pond road. The property is then found on the right hand side.

Utilities & Services.

Heating Source: Oil

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax: C

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///rejoined.broadens.brothers

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 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 - 78%

Three Voice & Data - 71%

O2 Voice & Data - 61%

Vodafone Voice & Data - 75%

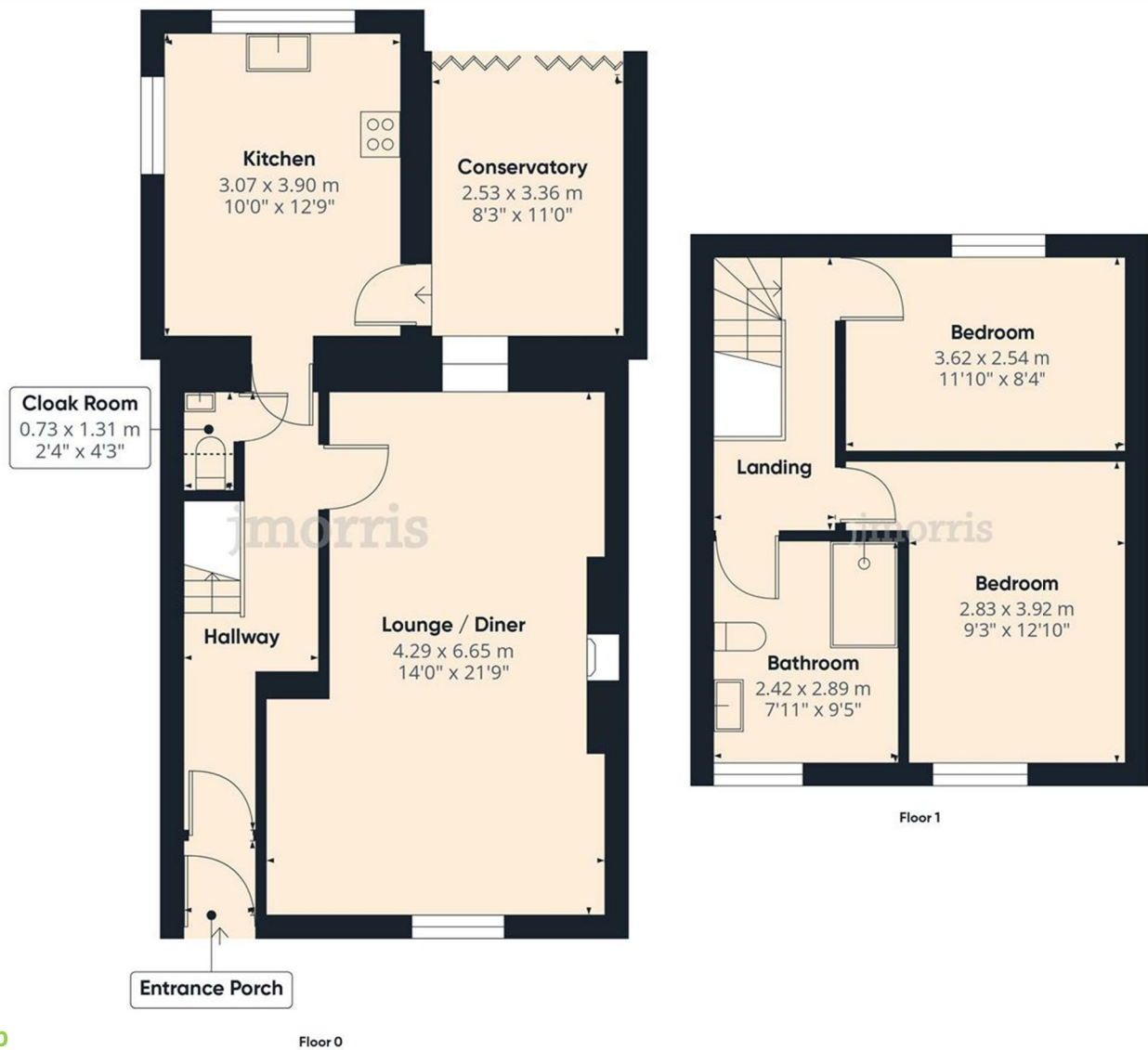
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on [ofcom.org.uk](https://www.ofcom.org.uk) and was correct at the time of production. Prospective 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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