

Tir Na Nog, Cold Blow, SA67 8RL

In Excess of £325,000

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Tir Na Nog

Cold Blow, Narberth

Step inside this beautifully modernised two-bedroom terraced cottage and discover a home that perfectly blends cottage charm with luxury contemporary style. Lovingly renovated to an exceptional standard, this property offers spacious accommodation throughout, making it ideal for anyone seeking comfort and quality in a sought-after Pembrokeshire village location near Narberth. The inviting living spaces include two generous double bedrooms, both thoughtfully decorated to create calm and restful retreats, as well as two bright and airy reception rooms that offer plenty of flexibility for relaxing or entertaining. The stylish modern kitchen is a real highlight, featuring sleek cabinetry and high-end finishes with marble worktops and quality appliances, while the bathroom is designed with both elegance and practicality in mind. Every detail has been carefully considered, creating a seamless flow from room to room and a welcoming atmosphere. For those who work from home or need a creative space, the property also boasts a contemporary garden studio or home office, providing the perfect place for productivity or pursuing hobbies. With its immaculate presentation, generous proportions, and exceptional attention to detail, this cottage stands out as a truly special find which simply must be seen.

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

Accommodation
Front door opens into:

Living Room
With tiled flooring, lovely fireplace housing a woodburning stove, double glazed window to front, radiator, panelled wooden door to:

Kitchen
A stunning room with fitted range of contemporary wall and base storage units with marble worktops and breakfast bar, integrated sink, induction downdraft hob, eye level oven with a second oven/microwave, integrated dish washer, space for fridge freezer, display cupboards, concealed unit lighting, radiator, double glazed window to front. Opening leads to:

Dining Room
Continuation of tiled flooring, double glazed window to rear, space for table and seating, external door to rear garden, stairs rise to first floor with under stairs storage cupboard.

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
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, oil tank and wood store. Accessed via the rear of the property is a boiler room with space for a washing machine, drier and storage. There is also a small metal shed that's ideal for further storage of tools and gardening equipment etc. 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.
- Electric: Mains.
- Water: Mains.
- Drainage: Private Drainage.
- Local Authority: Pembrokeshire County Council.
- Council Tax: C.
- EPC: D.
- 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 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 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.


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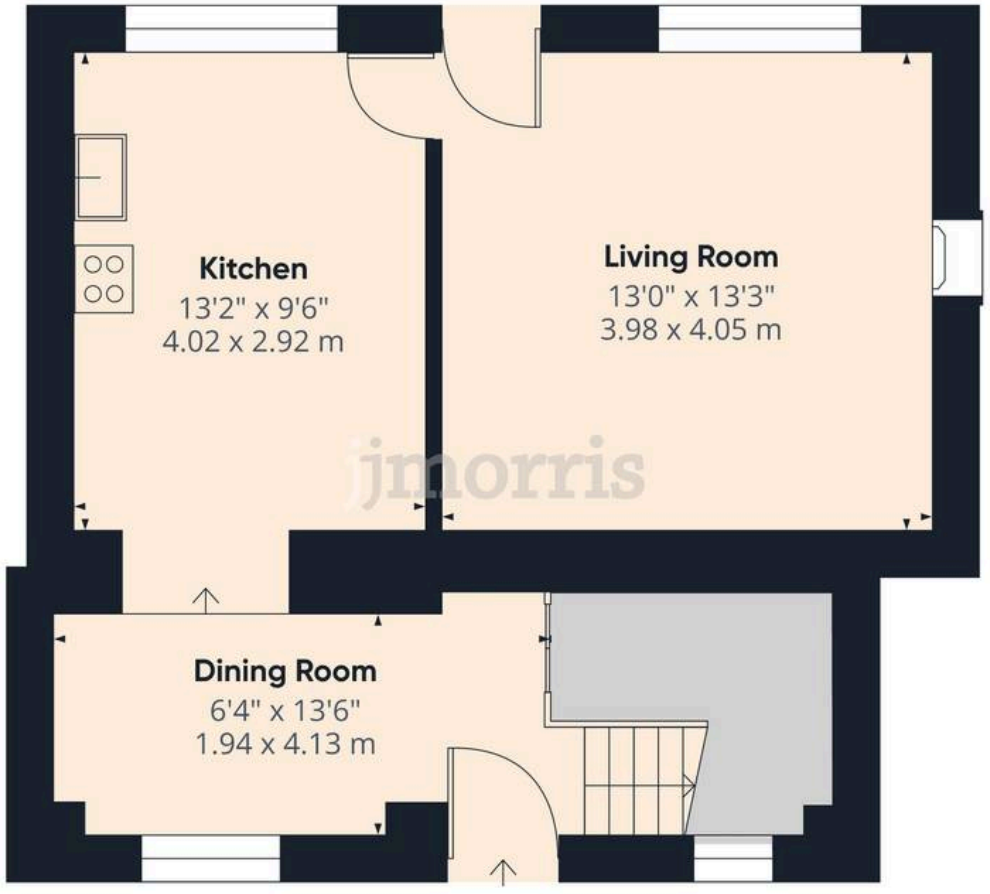

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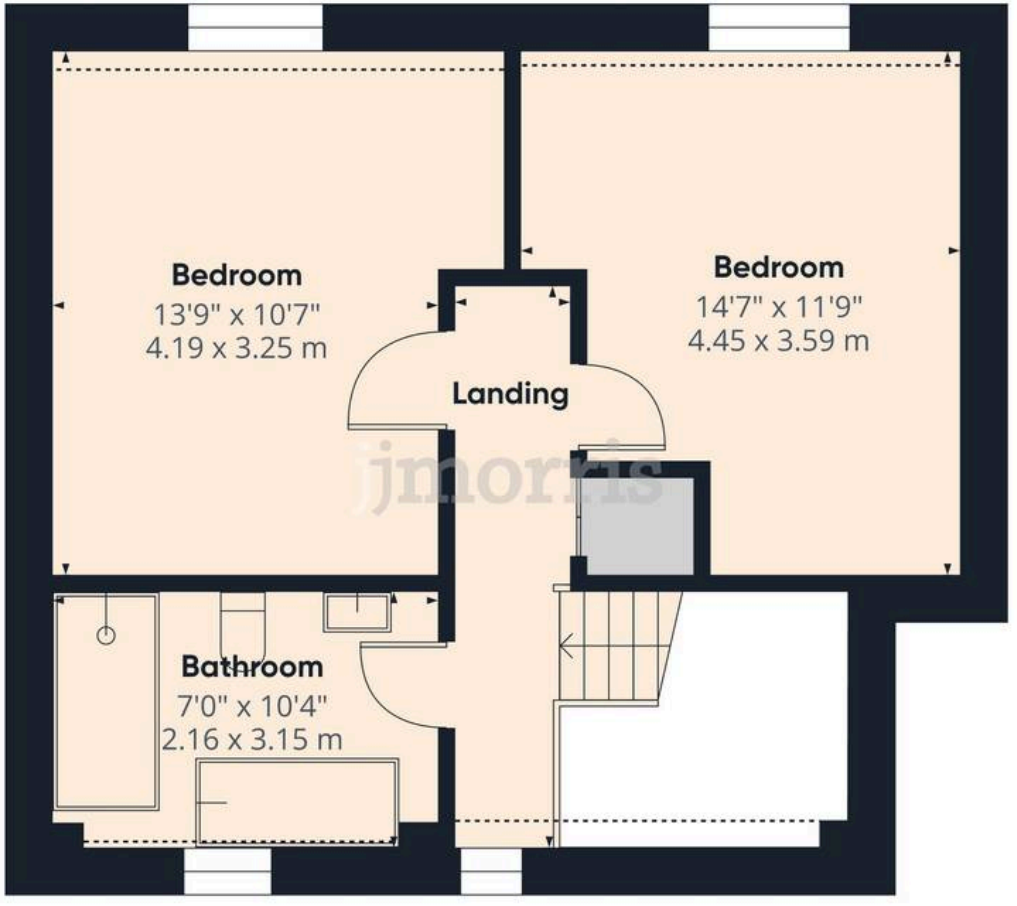






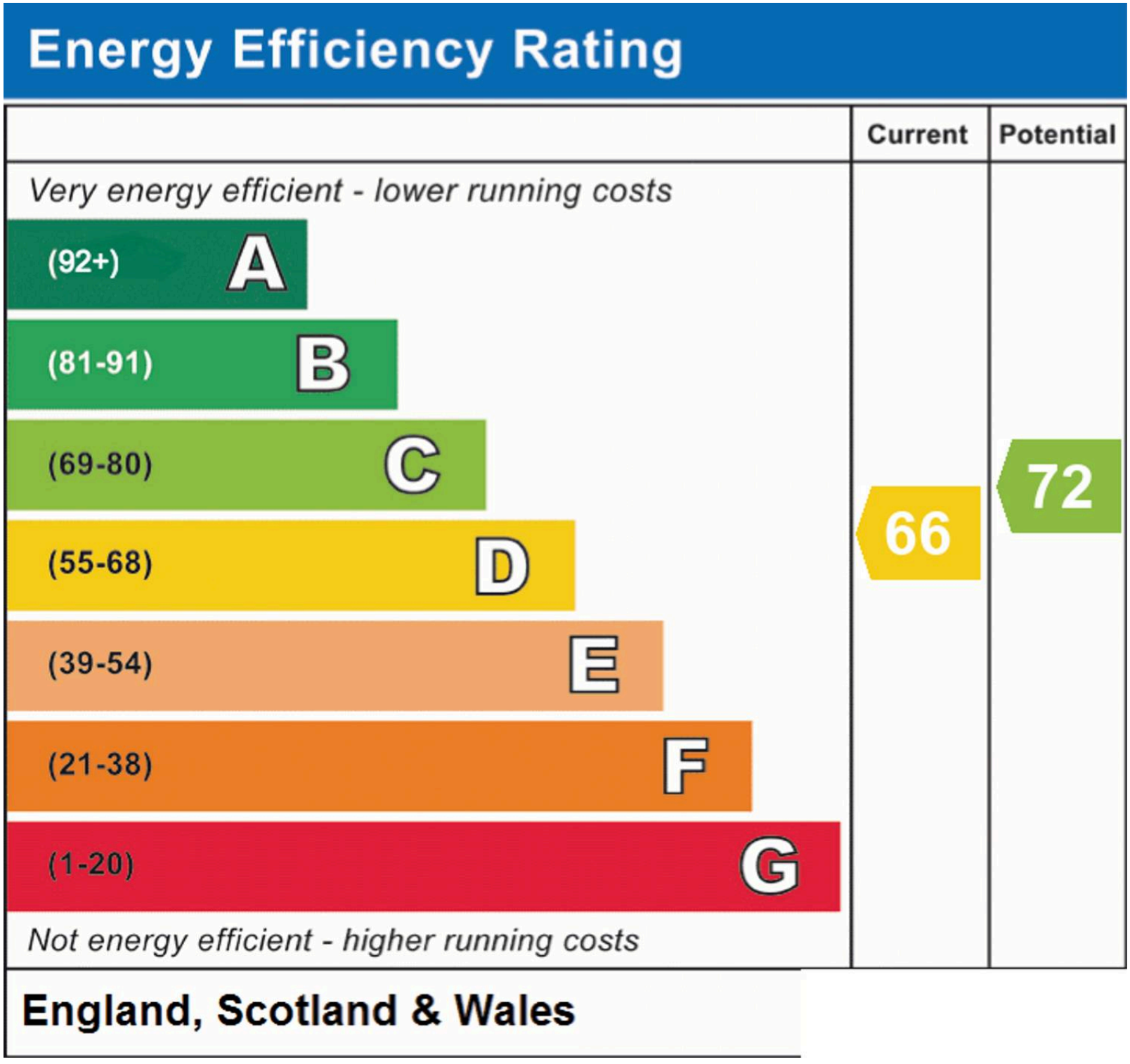


Floor 0



Floor 1




Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) 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
66
72
England, Scotland & Wales



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