



20 Northfield Road, Narberth, SA67 7EP

Offers in Region of £278,000

Contact Narberth Office

 Hill House, High Street,
Narberth, Pembrokeshire SA67 7AR



01834 860260



narberth@jjmorris.com

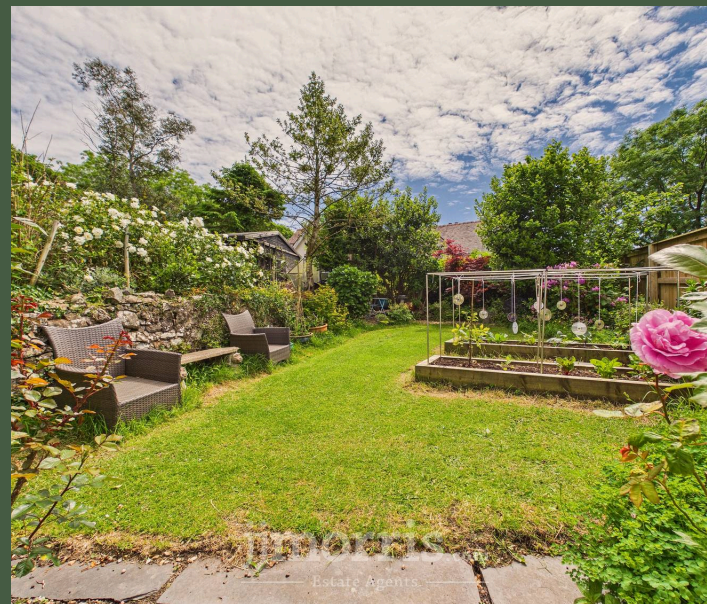
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20 Northfield Road

Narberth

A superb period house with exceptional charm and character, located just a short walk from the centre of Narberth town. The accommodation has been sympathetically and lovingly refurbished by the current owners, who have enhanced and showcased many original features throughout its good sized accommodation, which is well laid out and provides 2 reception rooms, 3 double bedrooms and 2 bathrooms. Buyers seeking a home with a touch of elegance will undoubtedly be impressed by the style and presentation on offer. To its rear there is a wonderful sunny garden with array of roses, clematis and colourful cottage plants, plus a vegetable growing area and patio for summer relaxing/entertaining. The popular range of shops, cafes and services Narberth has to offer is literally less than a few minutes walk away, making this a brilliantly convenient place to live.



Situation

The property is conveniently situated on Northfield Road, only a short walk from Narberth's town centre shops and services. Narberth has a wide range of independent retailers as well as cafes and restaurants, health and beauty salons, a large pharmacy, supermarket, post office, leisure centre, swimming pool etc. There are also excellent road and rail links with Narberth having its own train station, all connecting on to other towns and large villages in the wider area. Pembrokeshire as a county is especially well known for its outstanding beauty with rolling countryside and is surrounded by a coastal national park with a multitude of beaches, coves and cliff top walks.

Accommodation

Double glazed front door with matching fan light above, opens into:

Hallway

Original Flagstone slate flooring, decorative ceiling arch, double glazed external door to rear garden, wooden turning staircase rises to first floor, under stairs storage cupboard, radiators, panelled doors open to:

Lounge

Fireplace housing a woodburning stove set on a slate hearth, slate mantel, double glazed sash window to front, decorative cornicing, recess with fitted shelving and storage cupboard.

Dining Room

Feature fireplace, sash window to front, decorative cornicing, radiator, moduleo premium LVT flooring from a sustainable company, opening leads through to:

Kitchen

Fitted range of wall and base storage units, worktops over, one and a half bowl sink and drainer, electric cooker & gas hob, extractor hood over, integrated fridge freezer, plumbing for a dishwasher, decorative recessed arch with flagstone slate floor, double glazed window to rear, moduleo premium LVT flooring from a sustainable company.

Shower Room

Comprising a shower cubical, W.C, wash hand basin with decorative tiled splash backs, vanity storage unit, heated towel radiator, double glazed window to side.

First Floor Landing

Spindle balustrade, decorative ceiling arch, 2 separate loft hatches, doors to:

Bathroom

Newly installed bath with shower over, pedestal wash hand basin, decorative tiled splash backs, W.C, feature wooden wall panelling, double glazed sash window to rear.

Bedroom 1

Exposed wooden floor boards, double glazed sash windows to front, decorative cornicing, radiator.

Bedroom 2

Exposed wooden floor boards, double glazed sash window to front, radiator, built in wardrobe/storage cupboard.

Bedroom 3

Exposed wooden floor boards, double glazed sash window to rear, radiator, built in airing cupboard housing a gas fired boiler serving the domestic hot water and central heating system.

Externally

To the front of the property there is a small flight of steps leading up to the front door entrance, with side gravelled areas behind a miniature front wall. To the rear there is a south-east facing garden with walled patio, two storage sheds adjoining the house, and steps lead up to well kept mature garden, laid mainly to lawn with colourful cottage plants and veggie patch.

Utilities & Services

Heating source: Gas.

Electric: Mains.

Water: Mains.

Drainage: Mains.

Local Authority: Pembrokeshire County Council.

Council Tax Band: D.

EPC: E.

Tenure: Freehold and available with vacant possession upon completion.

Directions

From our office in Narberth, turn left and proceed up Northfield road. Travel past the health centre on your left, and a little further along you will find the property on the right hand side.

Broadband Availability

According to the Ofcom website, this property has standard, superfast and ultrafast 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 - 80%

Three Voice & Data - 60%

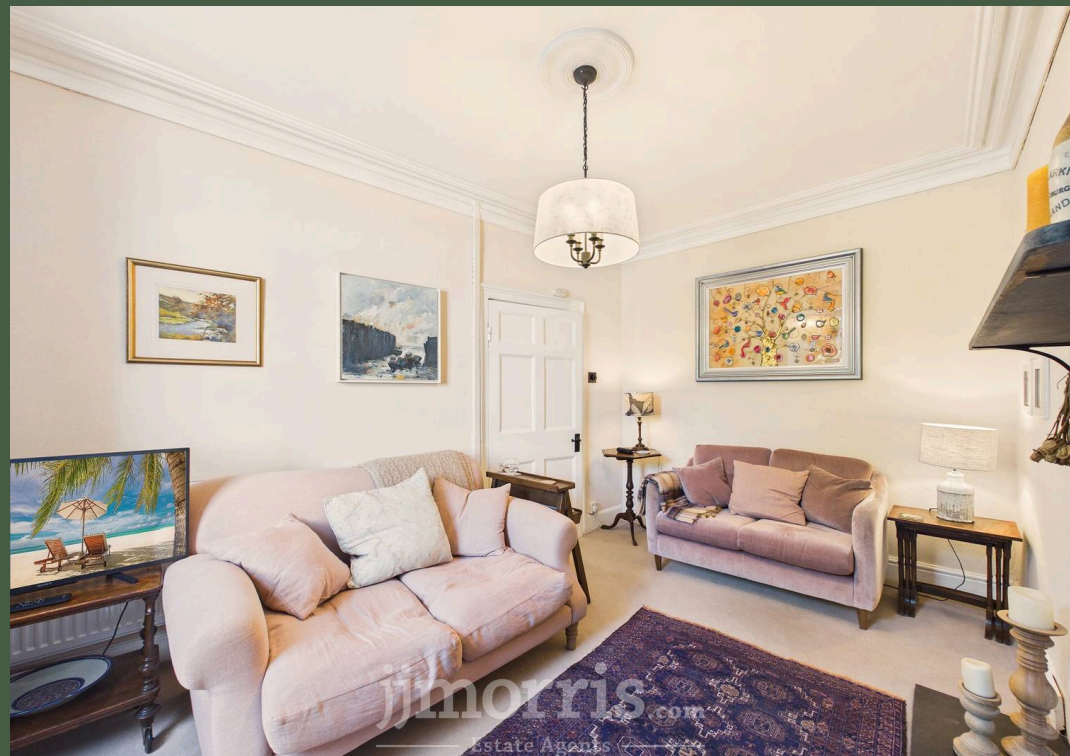
O2 Voice & Data - 61%

Vodafone Voice & Data - 68%

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 & 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.

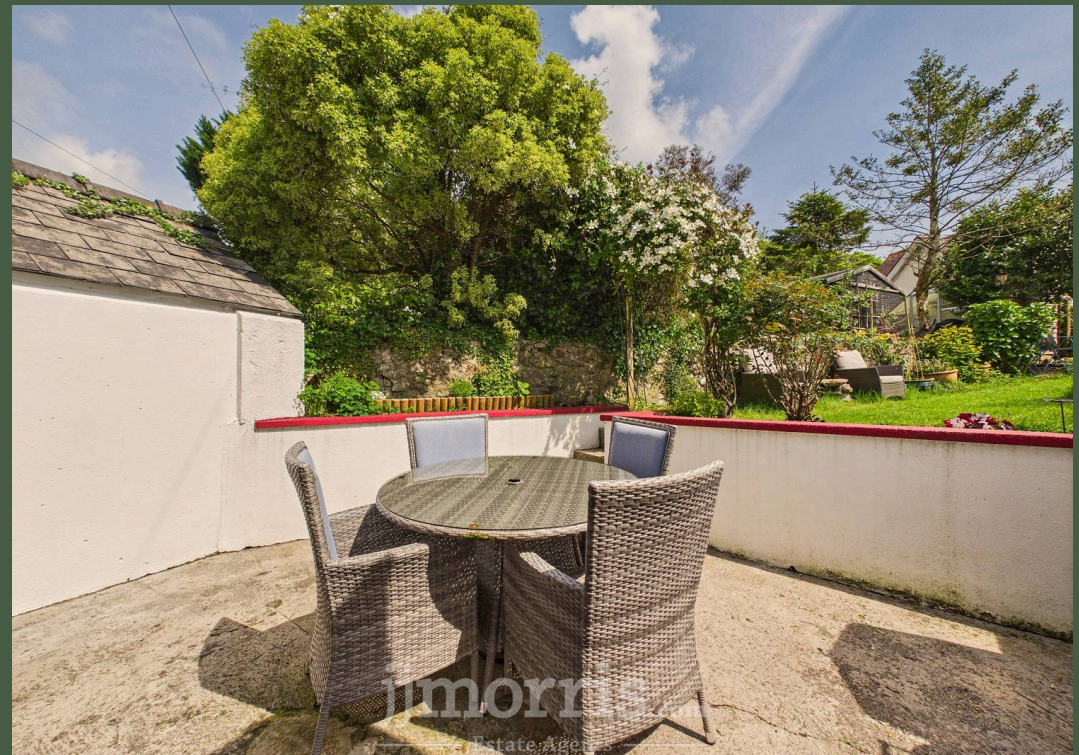


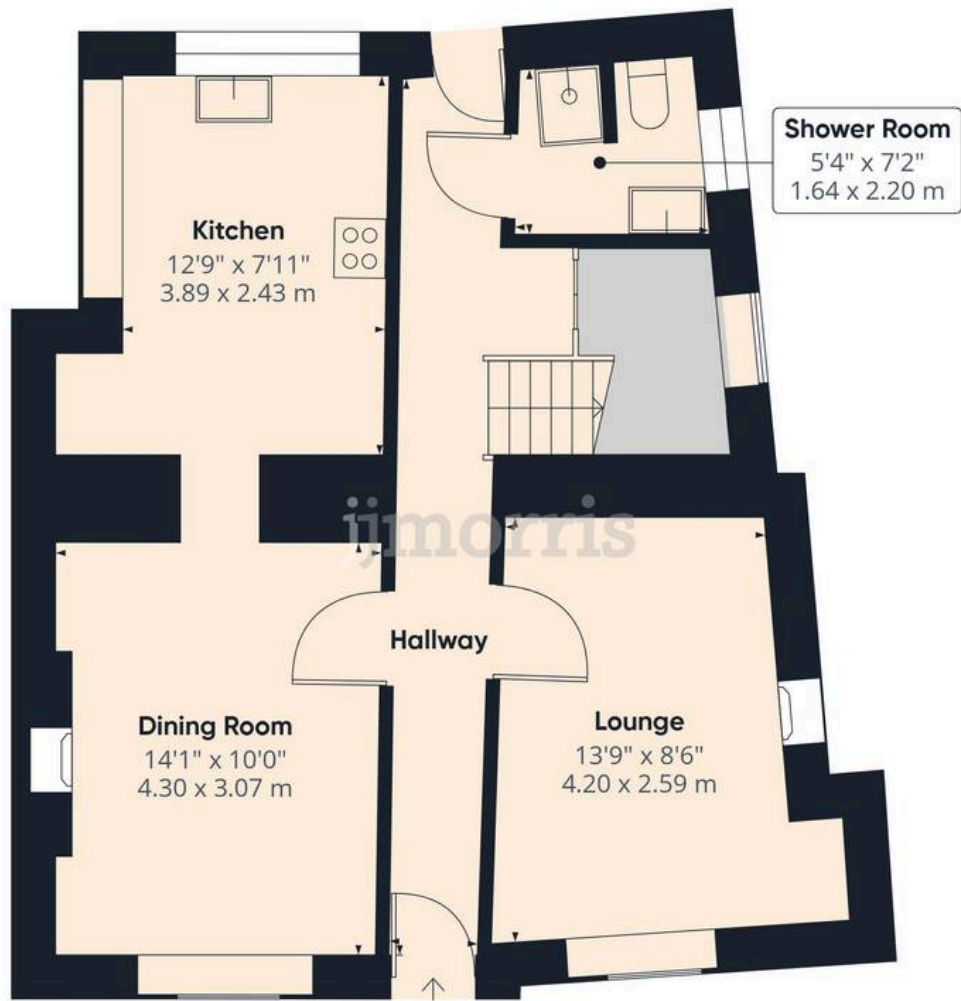




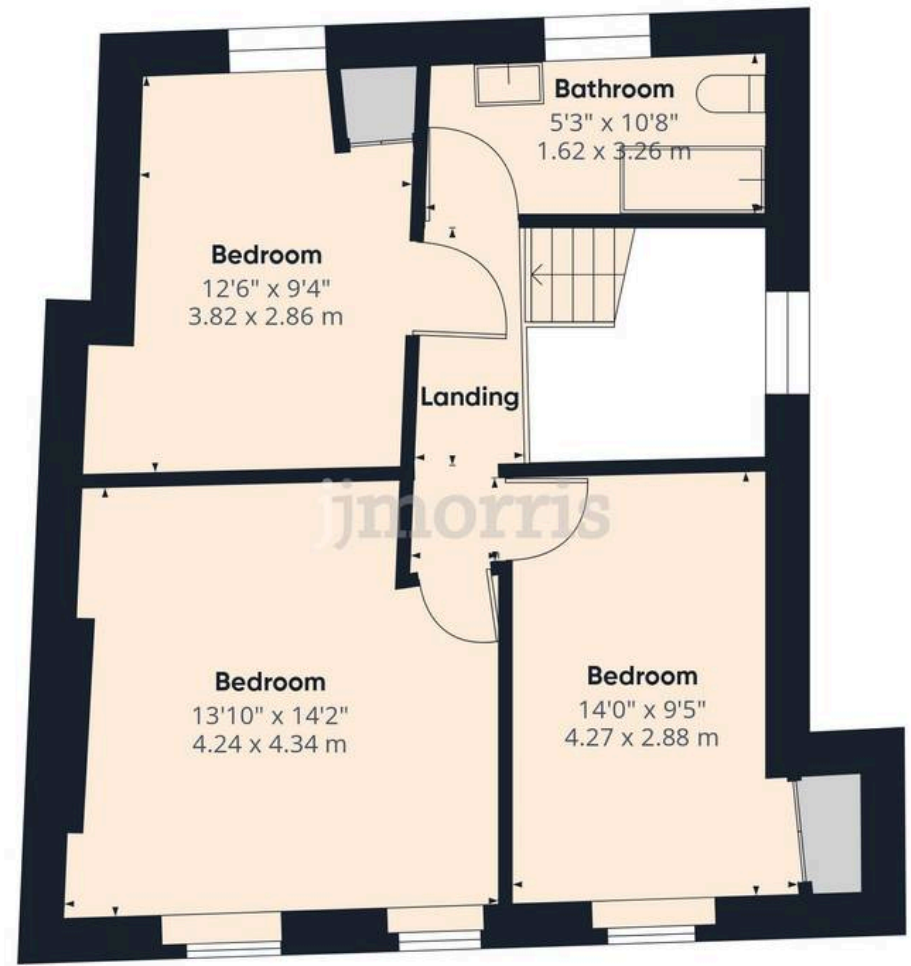








Floor 0



Floor 1





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