



**58 Maes Yr Odyn, Narberth, SA67 7FH**

**Offers Over £330,000**

A fantastic family orientated detached home with 4/5 bedrooms and well designed modern living accommodation, partly open plan with the versatility of either a 5th ground floor bedroom or 2nd living/play room. The four upstairs bedrooms are all of an excellent double size with the master bedroom benefitting from its own en-suite shower room. French doors open to a delightful rear garden with large patio and children's play area, whilst the front has ample off road car parking space for 2 vehicles. Buyers searching for a chain free generous home, within easy walking distance of Narberth's town centre, must come to view and appreciate this fine modern house.

## Situation

Maes Yr Odyn is a well located and modern residential development in the popular town of Narberth, conveniently located within walking distance of the town's many facilities. Narberth is considered to be one of the most popular towns within Pembrokeshire and provides a wide range of amenities to include a primary school, convenience store, post office, chemist, health centre, dentist, cafes, restaurants, swimming pool etc. Benefiting from a regular bus service and train station the town provides excellent accessibility to the A40 road which leads to the larger towns of Haverfordwest and Carmarthen, which are situated some 15 and 25 miles or so respectively. The stunning Pembrokeshire coastline and the picturesque coastal towns of Tenby and Saundersfoot are within a 10-mile journey making Narberth an excellent location to live and explore the beautiful county of Pembrokeshire.

## Accommodation

Double glazed front door opens into:

### Entrance Hall

Stairs rise to first floor accommodation, radiator, tiled flooring, door opens to:

### Living Room



Double glazed window to front elevation, feature panelled wall, radiator, large opening leads through to:

### Kitchen / Diner





### Cloak Room



A lovely bright and airy space with dining area having external double glazed French doors to rear garden, space for a family sized table and chairs, radiator, fitted kitchen with range of wall and base storage units, worktops, one and a half bowl single drainer sink, double oven, 4 ring gas hob, stainless steel extractor hood, plumbing for dish washer, tiled splash backs, double glazed window to rear, recess for housing fridge/freezer, walk-in pantry/larder, door to:

### Utility



Fitted with wall and base storage cupboards, worktop, plumbing for washing machine, space for tumble dryer, double glazed external door to side, doors open to:

Comprising a W.C, corner wash hand basin, double glazed window to side.

### Sitting Room / Bedroom 5



Tiled flooring, radiator, double glazed external French doors and side windows to front elevation.

## First Floor Landing



## En-Suite



With built in airing cupboard, access to loft space, doors open to:

### Bedroom 1



Comprising a shower cubical, pedestal wash hand basin, W.C, heated towel rail, part tiled walls, double glazed window to side.

### Bedroom 2



Double glazed window to front, radiator.

Double glazed window to front, radiator, built in wardrobe, door to:

### Bedroom 3



Double glazed window to rear, radiator.

### Bathroom



### Bedroom 4



Double glazed window to rear, radiator.

Comprising a bath with electric shower over, pedestal wash hand basin, W.C, heated towel radiator, double glazed window to side, part tiled walls.

### Externally





To the front of the house there is a good sized tarmacked driveway allowing ample off road car parking space for 2 vehicles and a small area of lawn. Access on both sides leads to the rear, where there is a good sized garden of relatively low maintenance, comprising a large patio and seating areas and privacy screening, a good sized children's play area with wood bark chippings and a gravelled area with storage shed All securely fenced and enclosed, safe for children and pets.

#### Directions

From our office in Narberth, travel up the one-way system along Spring Gardens and turn left onto Jesse road. Turn right into the Maes Yr Odyn development and follow the road all the way to the very end, which is where the property is situated, identified by our JJMorris for sale sign.

#### Utilities & Services.

Heating Source: Mains Gas

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax Band: E

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///blushes.hinted.commuting

#### 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 - 78%

Three Voice & Data - 71%

O2 Voice & Data - 61%

Vodafone Voice & Data - 75%

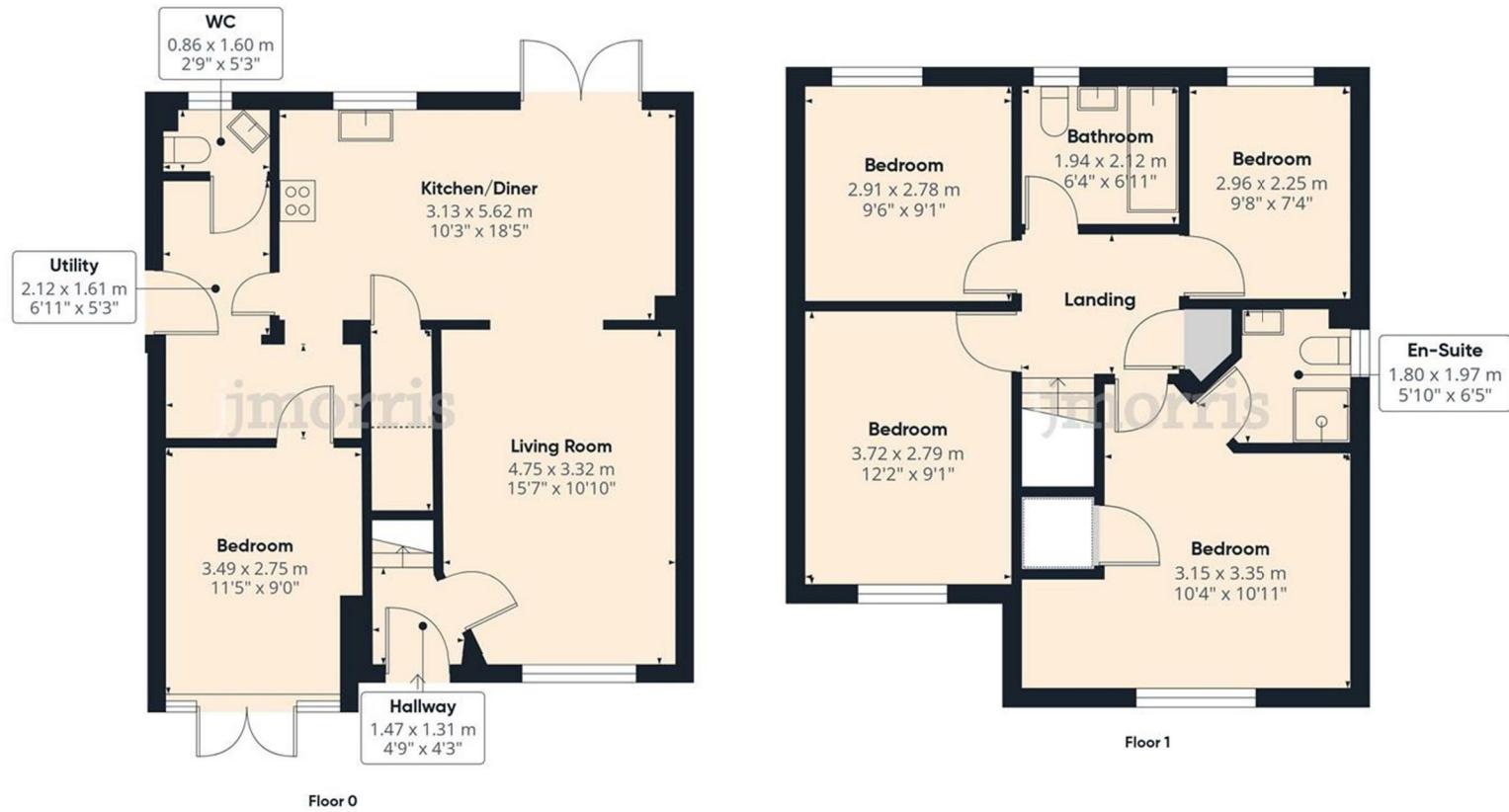
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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

#### Anti Money Laundering and Ability To Purchase

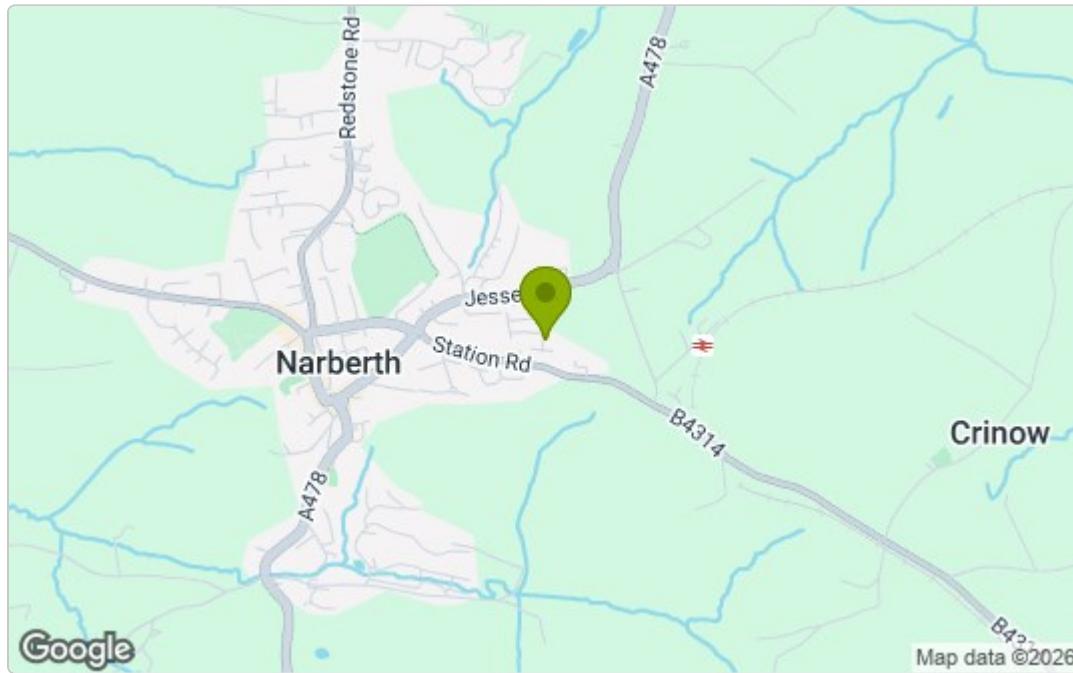
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

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.

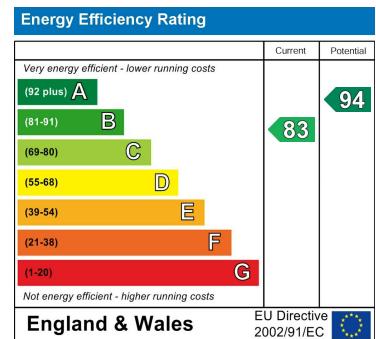
## Floor Plan



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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