



Mill Cottage, Mill Lane, Narberth, SA67 8QS

Offers In The Region Of £179,950

A detached character 2 bedroom cottage, situated within walking distance of Narberth town centre, boasting a good sized lounge/diner with exposed beams and wood burning stoves, excellent large sunny garden, large conservatory, cottage style kitchen, 2 bedrooms with exposed beams, a ground floor bathroom and off road car parking space. The cottage would make an excellent home for a young couple or small family especially.

Situation

The property is situated just on the edge of Narberth town centre, within walking distance to the towns shops, services and amenities. This is a lovely spot with only a handful of other cottages and houses as neighbours, with very little passing traffic.

Accommodation

Double glazed front door opens into:

Entrance Hall

Tiled floor, radiator, opening through to kitchen. Door to:

Bathroom



Comprising a bath with electric shower over, pedestal wash hand basin, heated towel rail, part tiled walls, frosted double glazed window.

Kitchen



Fitted with a range of wall and base storage units, worktops over, double oven and hob, extractor hood, single drainer sink, double glazed window, tiled flooring, space for white goods, door to:

Lounge / Diner



Stairs rise to first floor, exposed beams, 2 x fireplaces at each end of the room (one with a multi fuel stove & the other oil fired), feature stone wall, radiator, window to rear and door to:

Conservatory



Double glazed windows around and external door to garden, radiator.

First Floor Landing

Access to eaves storage space, radiator, doors to:

Bedroom 1



Vaulted ceiling, exposed beams, built in wardrobes and storage, radiator, window to rear.

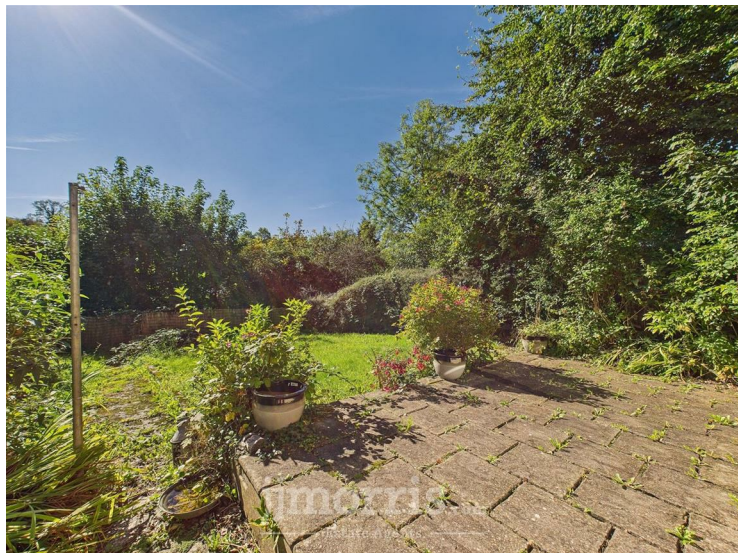
Bedroom 2



Vaulted ceiling, exposed beams, radiator, window to rear.

Externally





To the side of the cottage there is off road car parking space for 2 vehicles. Gated access to the front onto a small yard area. At the rear there is an excellent large garden which enjoys a sunny aspect and gated side access. within the garden there is a useful storage shed, good size patio seating area, lawns and mature hedgerow borders.

Utilities & Services.

Heating Source: Oil

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax Band: D

Tenure: Freehold and available with vacant possession

upon completion.

What Three Words: ///cabbage.rainwater.delusions

Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 15mbps download and Superfast 18mbps upload and 72mbps download. 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%

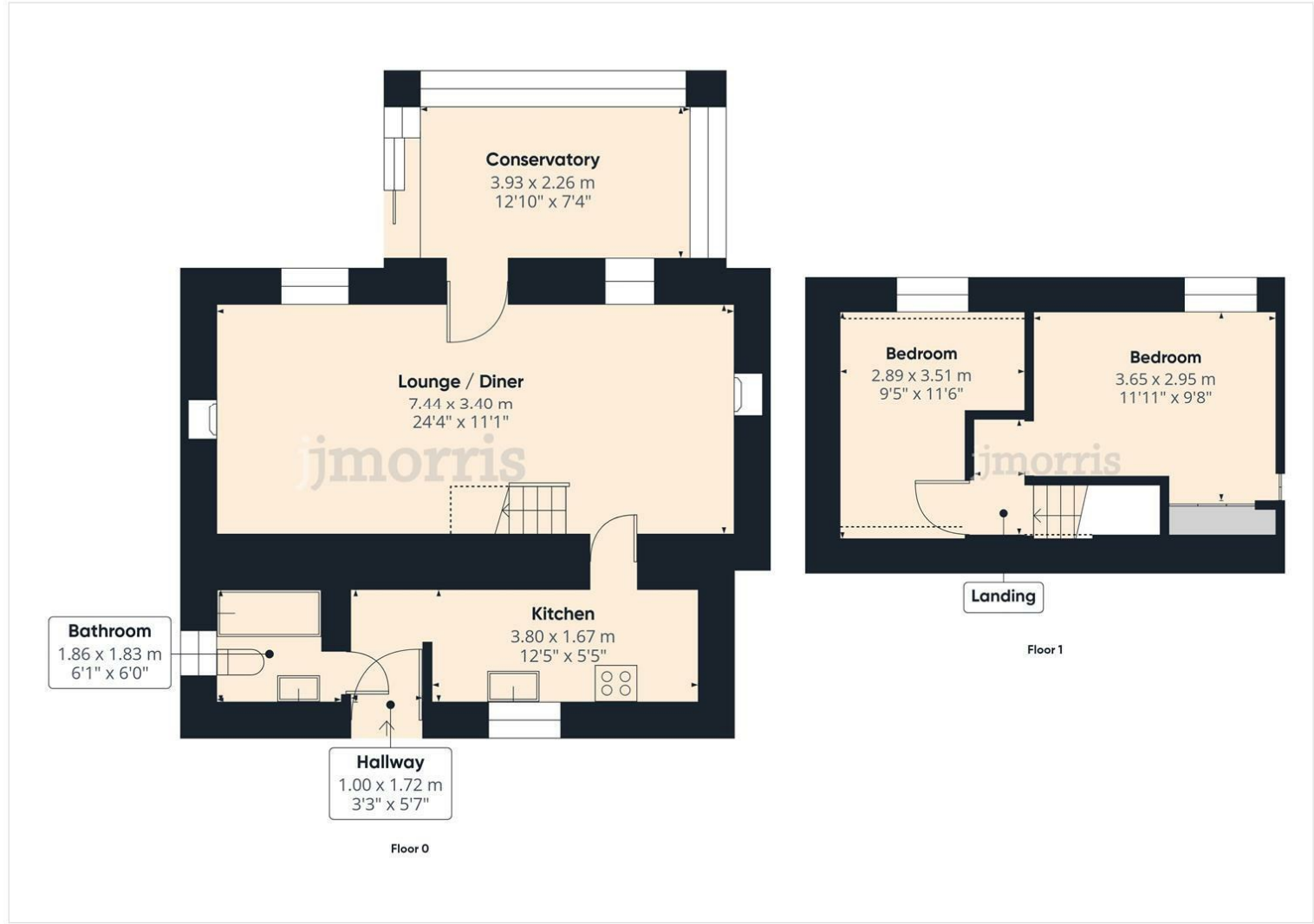
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their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

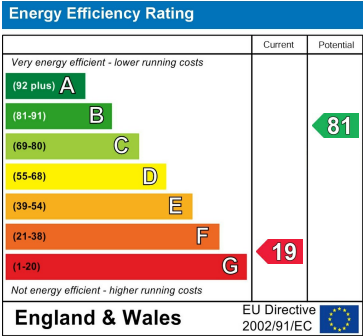
Floor Plan



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 firms employment has the authority to make or give any representation or warranty in respect of the property.