

1 Northmead, Narberth, SA67 7DN

Offers in Region of **£249,950**

Contact Narberth Office

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jjmorris.com







1 Northmead

Narberth

A semi-detached 3 bedroom traditional house, situated conveniently within Narberth town centre, only a short walking distance from the local primary school, train station and high street shops. The property requires modernising, but offers excellent sized accommodation with a generous ground floor footprint. There are front and rear gardens, plus the added benefit of rear parking. This property is offered for sale with no onward chain and should be viewed to appreciate its full potential.

Situation
The property is conveniently situated within Narberth town, within walking distance to the local school, train station, CK's supermarket and high street shopping parade. Narberth has a good range of shops and services, making it a very popular town in the heart of Pembrokeshire.

Accommodation
Double glazed front door opens into:

Entrance Hallway
Double glazed window to front, radiator, stairs rise to first floor, doors open to:

Living Room
Double glazed bay window to front, radiator, fireplace.

Dining Room
Gas fire, arched recessed alcoves to both sides, archway leads through to the kitchen, double glazed window to side, understairs storage cupboard, door to inner hall.

Kitchen
Fitted wall and base storage cupboards, worktops, one and a half bowl sink unit with drainer, plumbing for washing machine, built in electric oven and hob with pull out extractor hood over, part tiled walls, radiator, double glazed window to rear, door to inner hall.

Inner Hall
External double glazed door to side, door opens to:

Cloakroom
W.C, wash hand basin, double glazed window to side.

First Floor Landing
Spindle balustrade, double glazed window to side, access to loft, doors to:

Bedroom 1
Double glazed window to front, radiator.

Bedroom 2
Double glazed window to rear, radiator, built in airing cupboard.

Bedroom 3
Double glazed window to front, radiator.

Bathroom
Comprising a bath with shower over, W.C, pedestal wash hand basin, part tiled walls, frosted double glazed window to rear.

Externally
To the front of the property there are steps and a garden path leading up to the front door with level lawned gardens. Side pedestrian access leads to the rear, where there is a good size level garden mainly laid to lawn and useful shed. There is also a vehicular right-of-way, along the shared access track found the other side of the neighbouring property, with off road parking space and gates to the rear garden.

Utilities & Services
Heating source: Mains 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, travel along the one way system, going along Spring Gardens and up to the junction. Turn left onto Jesse road and number 1 North Mead is found on the right hand side, as identified by our JJ Morris for sale sign.

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.










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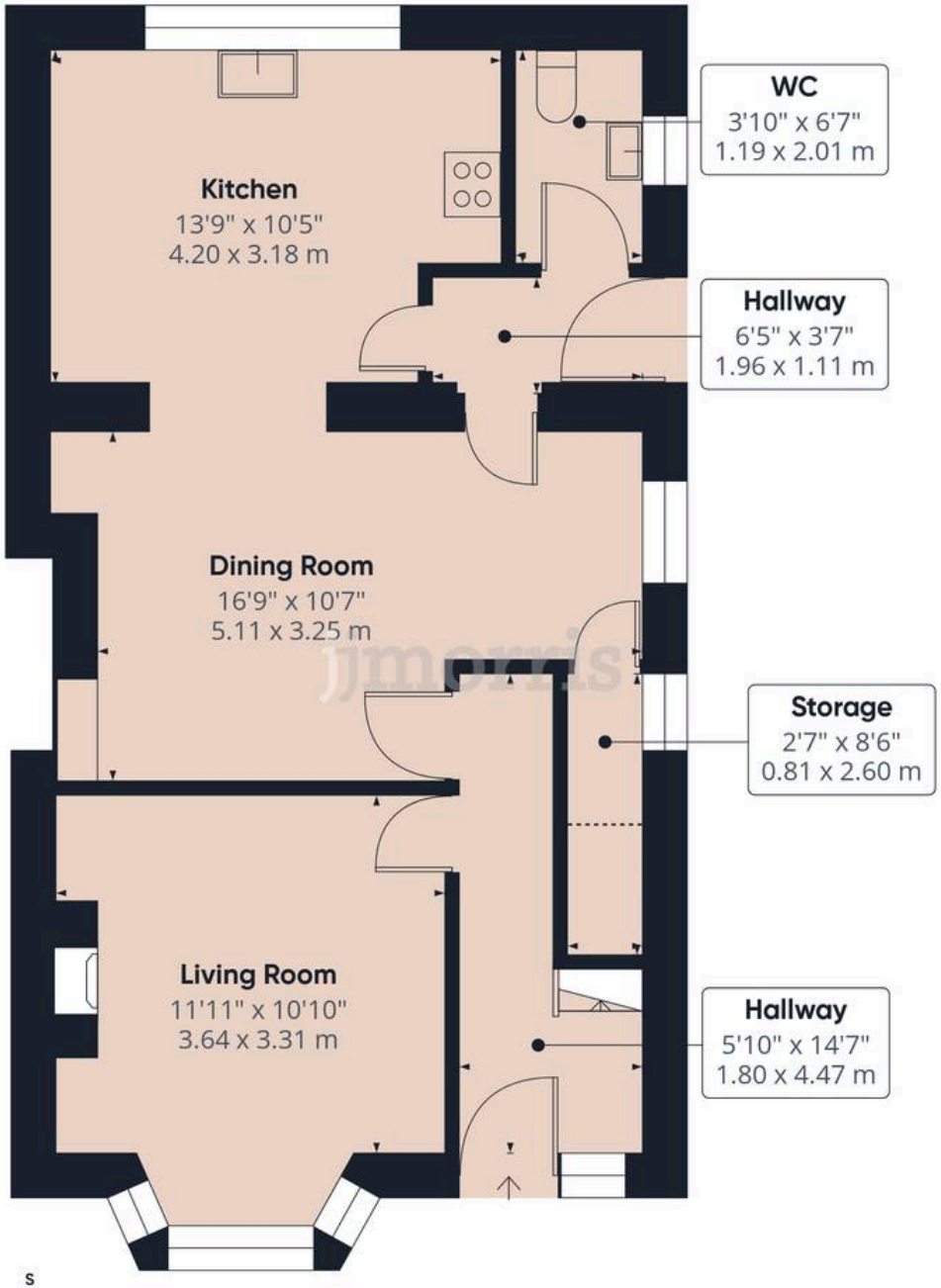




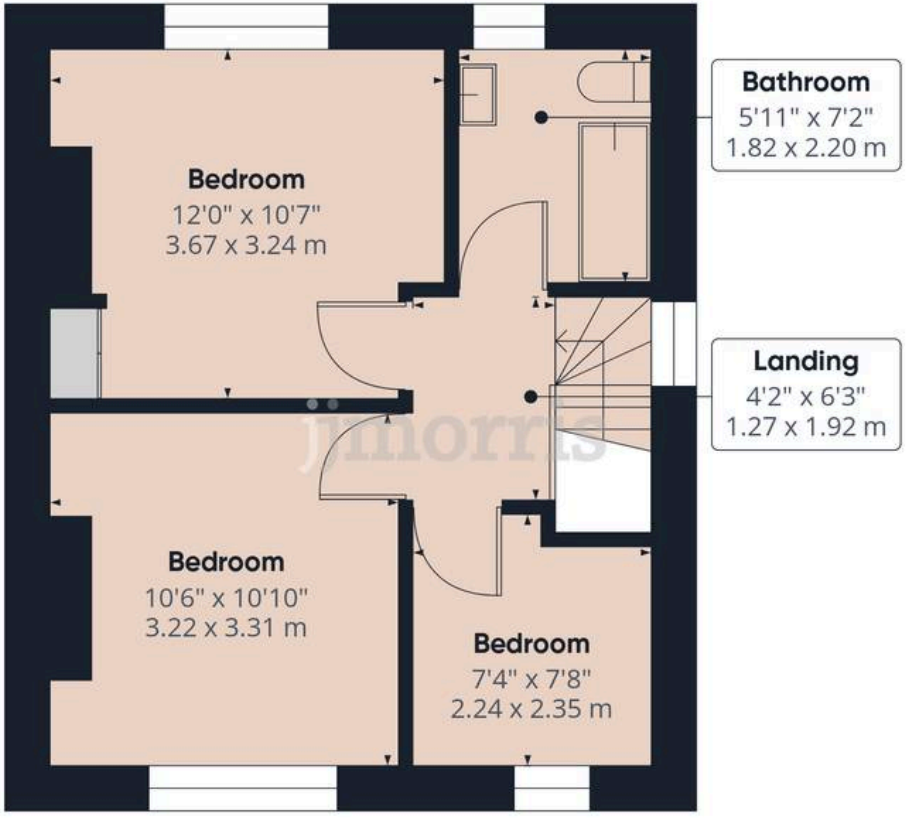








Floor 0



Floor 1



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