



Ash Tree Cottage St. Catherines Close, Princes Gate – SA67 8TW

Offers in Region of £499,950

jimorris.com



Ash Tree Cottage St. Catherines Close **Princes Gate, Narberth**

This impressive 4/6 bedroom detached dormer property offers an exceptional blend of modern design, spacious living and practical family accommodation, situated on a small residential cul-de-sac within the popular village of Princes Gate, just outside the market town of Narberth. From the moment you enter the bright spacious hallway, you are greeted by an inviting ambience and neutral decor. The ground floor boasts an expansive open plan living and dining area, enhanced by windows and French doors that flood the space with natural light and provide access to the beautiful large garden, ideal for indoor/outdoor living. The contemporary kitchen is a standout feature, fitted with sleek units, integrated appliances, ample storage and enough space for a dining breakfast table, perfect for hosting family gatherings and entertaining guests. The property also benefits from a ground floor guest bedroom with ensuite, plus a further 2 reception rooms, which are currently utilised as offices/studies, but equally could be used for further bedrooms or a chill out/play area if needed, for relaxation or working from home.

Upstairs, there are three very well-proportioned bedrooms offering a range of appealing features, including large Velux and picture windows with delightful views, lovely décor that creates restful rooms for every family member. The principle master bedroom has a superbly large walk-in wardrobe, providing exceptional storage. The main family bathroom is luxuriously appointed, with a contemporary corner shower and a freestanding bath-tub providing comfort for every-day indulgence. Practically the property has a dedicated utility room with further storage space, plus there is a large double garage with ample storage, a workshop area and space for exercise equipment, providing versatility for hobbies and fitness enthusiasts.

Externally, the property is set within a fabulous large plot, measuring approximately half an acres in size, with a large level lawned garden and ample off road car parking space with gravelled driveway. From the garden, outstanding far reaching views are a joy to be seen of the surrounding countryside and the majestic Preseli hills. The outside space really suits a family with children and pets to run and play, or a keen gardener wishing to create their dream garden oasis.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

Situation

The property is situated along a small residential cul-de-sac, on a private road, within the popular and convenient village of Princes Gate, approximately 2.5 miles from Narberth town.

Entrance Hall

With double glazed front door and side screens, stairs rise to first floor, radiators, Karndean flooring, oak doors to:

Cloak Room/Utility

Continuation of Karndean flooring, worktop with space under for appliances/white goods, W.C, pedestal wash hand basin, radiator, double glazed window.

Kitchen/Diner

Fitted with a range of wall and base storage units with wooden worksurfaces over, one and a half bowl single drainer sink, eye-level Neff electric oven, 4 ring induction hob, extractor hood, plumbing for dish washer, space for fridge freezer, tiled flooring, room for table and chairs, double glazed window with views down the rear garden, external French doors to rear patio, double glazed external door to side, radiator.

Lounge/Diner

A wonderfully spacious and relaxing room with fireplace housing a woodburning stove, double glazed French doors to rear patio, double glazed window enjoying views down the rear garden, radiator.

Study

Double glazed window to front, radiator, Karndean flooring.

Office

Double glazed window to front, radiator.

Bedroom 4

Double glazed window to front, radiator, fitted sliding wardrobes, door opens to:

En-Suite

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

Landing

Spindle balustrade, radiator, Velux window, oak doors open to:

Bedroom 1

2 Velux roof windows, radiator, door to:

Walk-In Wardrobe

With hanging rail and excellent storage space. Also housing the hot water cylinder.

Bedroom 2

Velux roof window, radiator.

Bedroom 3

Velux roof window, fitted sliding wardrobes, radiator.

Family Bathroom

Comprising a freestanding bath tub with mixer shower tap over, corner shower cubicle, W.C, heated towel radiator, wash hand basin set in vanity storage unit with mirror and light over.

Externally

There is a well maintained front garden with lawn and shrubs, side gravelled double-width driveway providing ample off road car parking space and access to the double garage. Gated/vehicular access to the side leads to the rear where there is a spectacular large garden laid mainly to lawn with a beautiful patio seating area, far reaching views towards the Preseli hills, pergola, small poly tunnel, garden shed and summer house.

Double Garage

Twin up and over garage doors to front, power, lighting, window and external double glazed door to rear. Housing a biomass wood pellet boiler and hopper which serves the central heating and hot water systems.

Services & Extra Info

Heating Source: Biomass Wood Pellet Boiler & Wood Burner Services – Electric: Mains & Solar Panels Water: Mains Drainage: Private – Septic Tank Local Authority: Pembrokeshire County Council Council Tax Band: F Tenure: Freehold and available with vacant possession upon completion. What Three Words Location: *///swooned.eggs.swoop*

Mobile Phone Coverage

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice & Data – 73%

Three Voice & Data – 62%

O2 Voice & Data – 74%

Vodafone Voice & Data – 65%

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

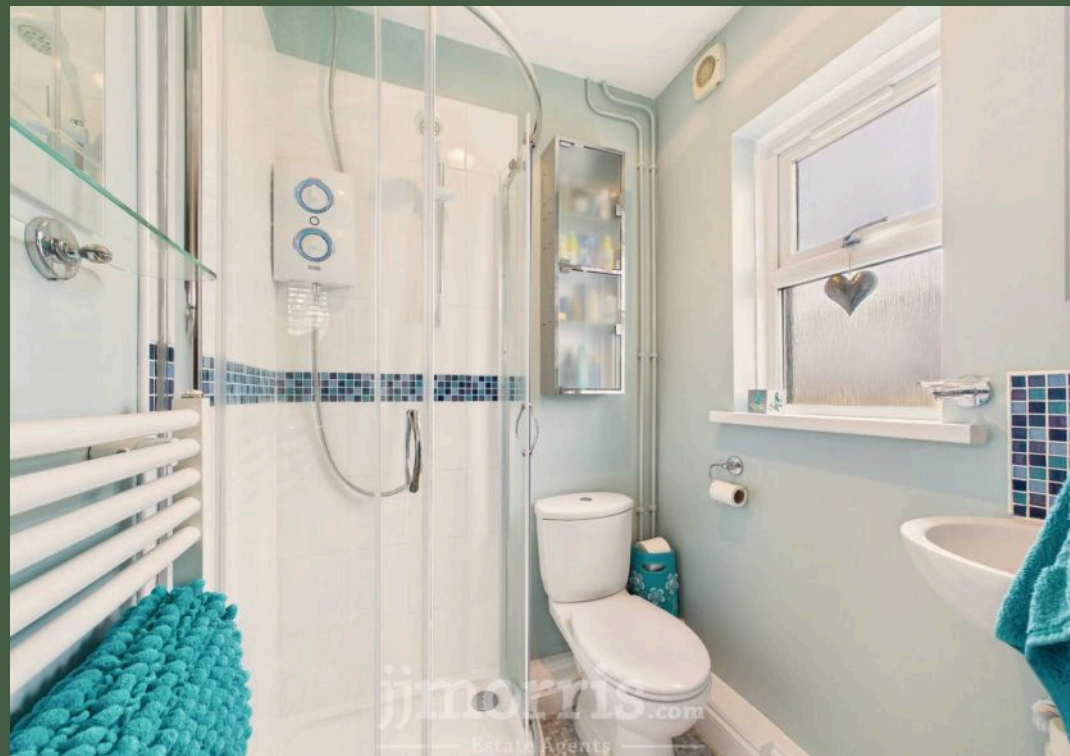
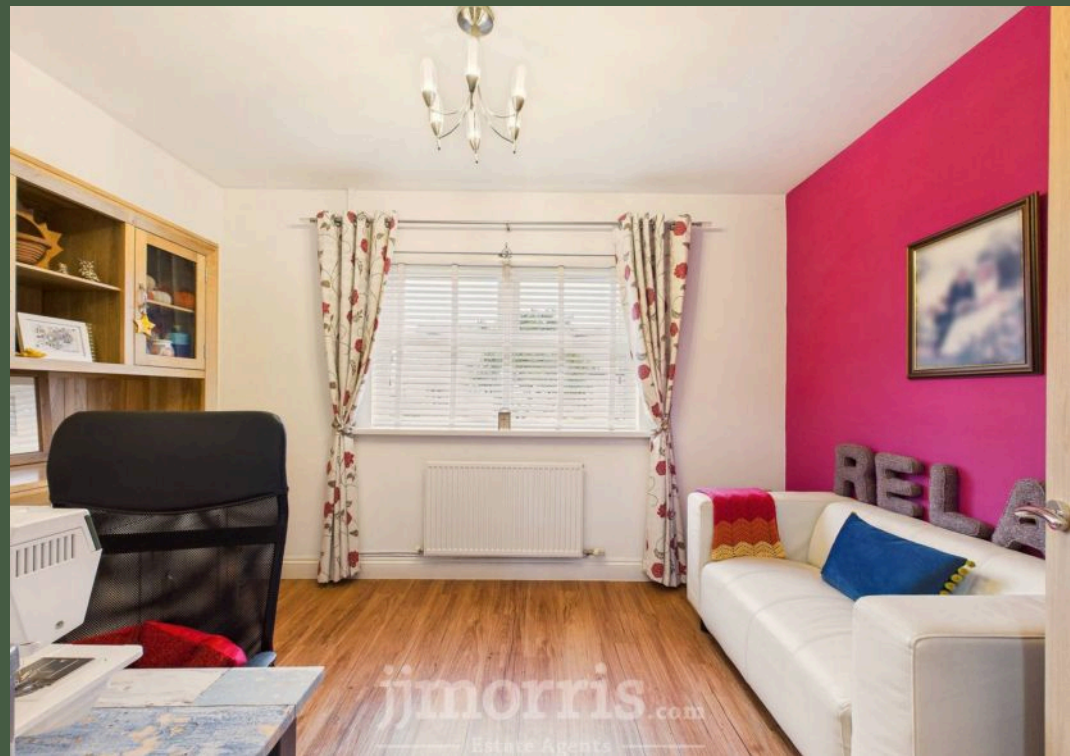
According to the Ofcom website, this property has both standard and ultrafast fibre broadband available. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there 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

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.



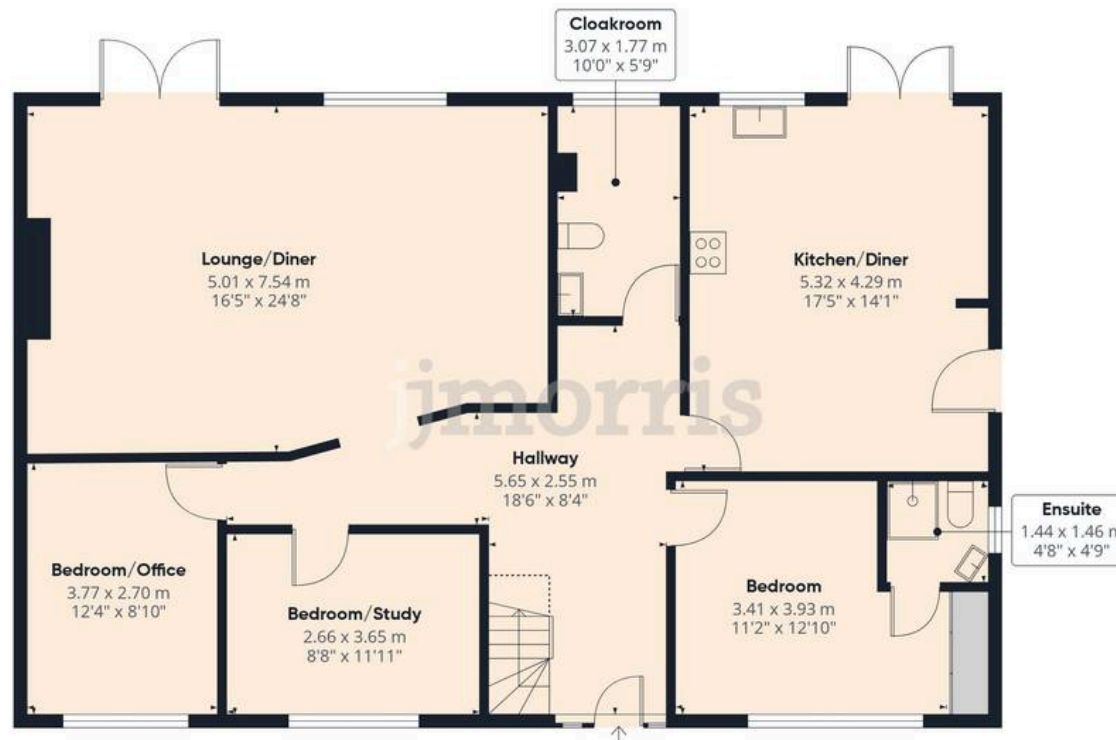










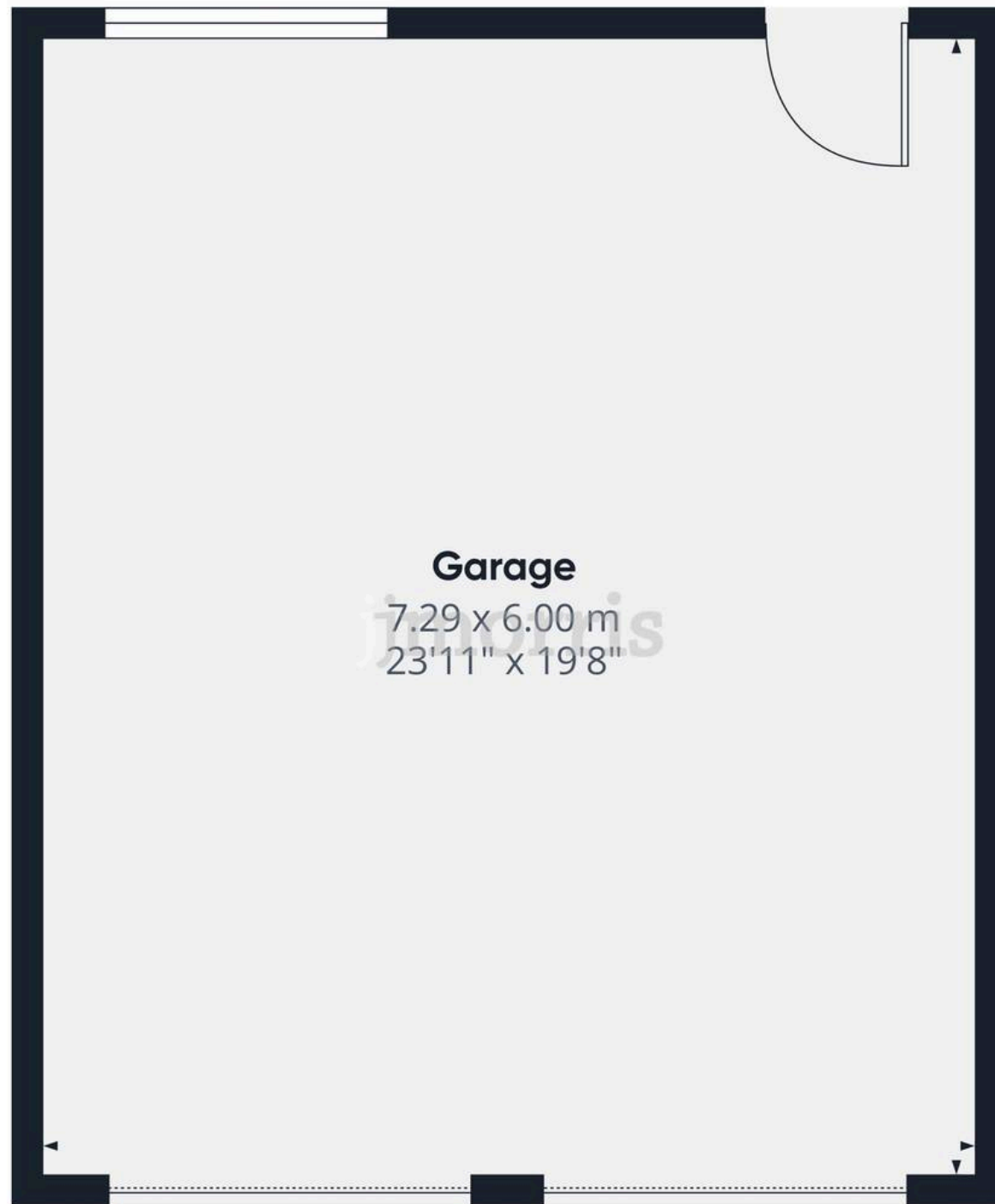


Floor 0 Building 1



Floor 1 Building 1





Garage

7.29 x 6.00 m
23'11" x 19'8"





JJ Morris Narberth

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