



Lower End Town House, Lampeter Velfrey, SA67 8UJ

Offers in Region of £349,950

Contact Narberth Office



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Lower End Town House, Lampeter Velfrey

Narberth

A semi-detached period farmhouse with 4 bedrooms, 3 bathrooms (2 x en-suites) and generous living accommodation with 2 spacious reception rooms and a good size kitchen, all being of a traditional style and layout. The property is situated in the popular village of Lampeter Velfrey, within a good size garden plot measuring approximately 0.35 acres in size, being well kept with colourful borders and lawns. The property is accessed by its own driveway, providing ample off road parking space for several vehicles. Altogether this is a very appealing home which should be viewed for full appreciation of its character, size and location. Please note there is an adjoining 7 acre field with general purpose agricultural building also for sale by separate negotiation.



Situation

The property enjoys a pleasant rural setting within the village of Lampeter Velfrey, close to the Pembrokeshire and Carmarthenshire border. The surrounding countryside is characterised by gently rolling farmland. The village has a welcoming community and is home to the historic St Peter's Church, Lampeter Velfrey, a Grade II listed building dating from the 13th century. Despite its peaceful setting, the property benefits from convenient access to the nearby A40, providing connections to the wider road network including the M4. The popular towns of Narberth and Whitland, both around three miles away, offer a good range of local amenities including shops, cafés, schools and railway stations, with further services available in Haverfordwest and Carmarthen. The beautiful Pembrokeshire Coast and its renowned beaches lie within easy reach, approximately six miles away.

Accommodation

Hallway

Enter through the front door to a wide hallway with stairs to the first floor, and doorways to sitting room and dining room with small snug under the stairs used as an office.

Living Room

Dimensions: 4.59 x 4.47 (15'0" x 14'7"). With window to the fore, high ceilings, and a focal point of a working cast iron fireplace with tile surround and slate hearth.

Dining Room

Dimensions: 4.55 x 4.48 (14'11" x 14'8"). With window to the fore and high ceilings, wall lights and radiator.

Kitchen / Utility

Dimensions: 9.03 x 2.72 (29'7" x 8'11"). With steps leading from the hallway to a large kitchen/utility room. Within the kitchen are fitted base units with Belfast sink and slate worktops along with a fitted double electric oven and integrated gas hobs. Further, the kitchen benefits from a dishwasher point. Within the utility portion is a Belfast sink with storage and worksurface, washing machine point and oil-fired combi boiler. Further is a cloakroom with W.C. and sink.

Rear Porch

Dimensions: 2.41 x 1.59 (7'10" x 5'2"). Enter through 15 pane glass door from the kitchen and having access to the garden.

Half Landing

With loft access and access to bedrooms 3 and 4 and bathroom.

Bedroom Three

Dimensions: 4.11 x 2.73 (13'5" x 8'11"). Double room with dual aspect and radiator.

Bathroom

Dimensions: 3.48 max x 1.68 (11'5" max x 5'6"). With W.C. sink unit, bath with shower over. Window to the rear and radiator with the benefit of an airing cupboard with radiator fitted.

Bedroom Four / Office

Dimensions: 4.41 x 2.66 (14'5" x 8'8"). With window to the rear, radiator.

Full Landing

With access to separate loft and bedrooms 1 and 2.

Bedroom One

Dimensions: 4.56 max x 4.51 max (14'11" max x 14'9" max). Window to the fore, radiator, door to:

En-Suite

Comprising of a large shower cubicle, W.C. sink and extractor

Bedroom 2

Dimensions: 4.56 max x 4.53 max (14'11" max x 14'10" max). Window to the fore, radiator, door to:

En-Suite

Comprising a shower cubicle, W.C. sink and extractor

Externally

The property benefits from a good size garden to the front, side and rear, with established colourful borders. The property enjoys its own private access driveway and ample off road parking space.

Services

Heating Source: Oil

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax Band: TBC

EPC: TBC

Tenure: Freehold and available with vacant possession upon completion.

Please Note

Bedroom 4/Office is a flying freehold over the next door utility.

Directions

From Narberth, travel past the Crematorium and follow the signs for Lampeter Velfrey. Travel into the village and pass the church on your left hand side, opposite the children's play area. The property is then found on your left hand side, identified by our JJ Morris for sale sign.

Broadband Availability

According to the Ofcom website, this property has standard and superfast 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

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.



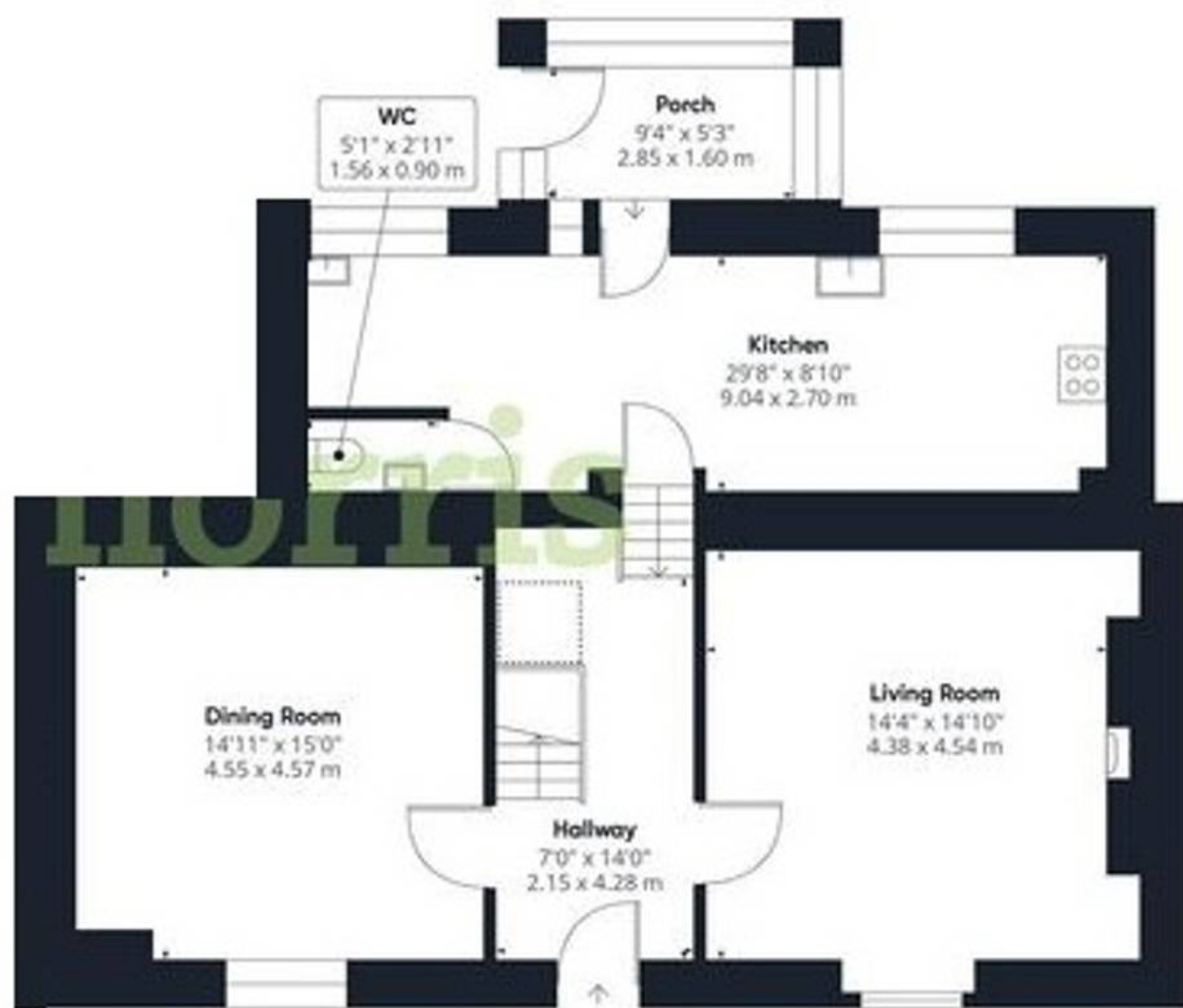


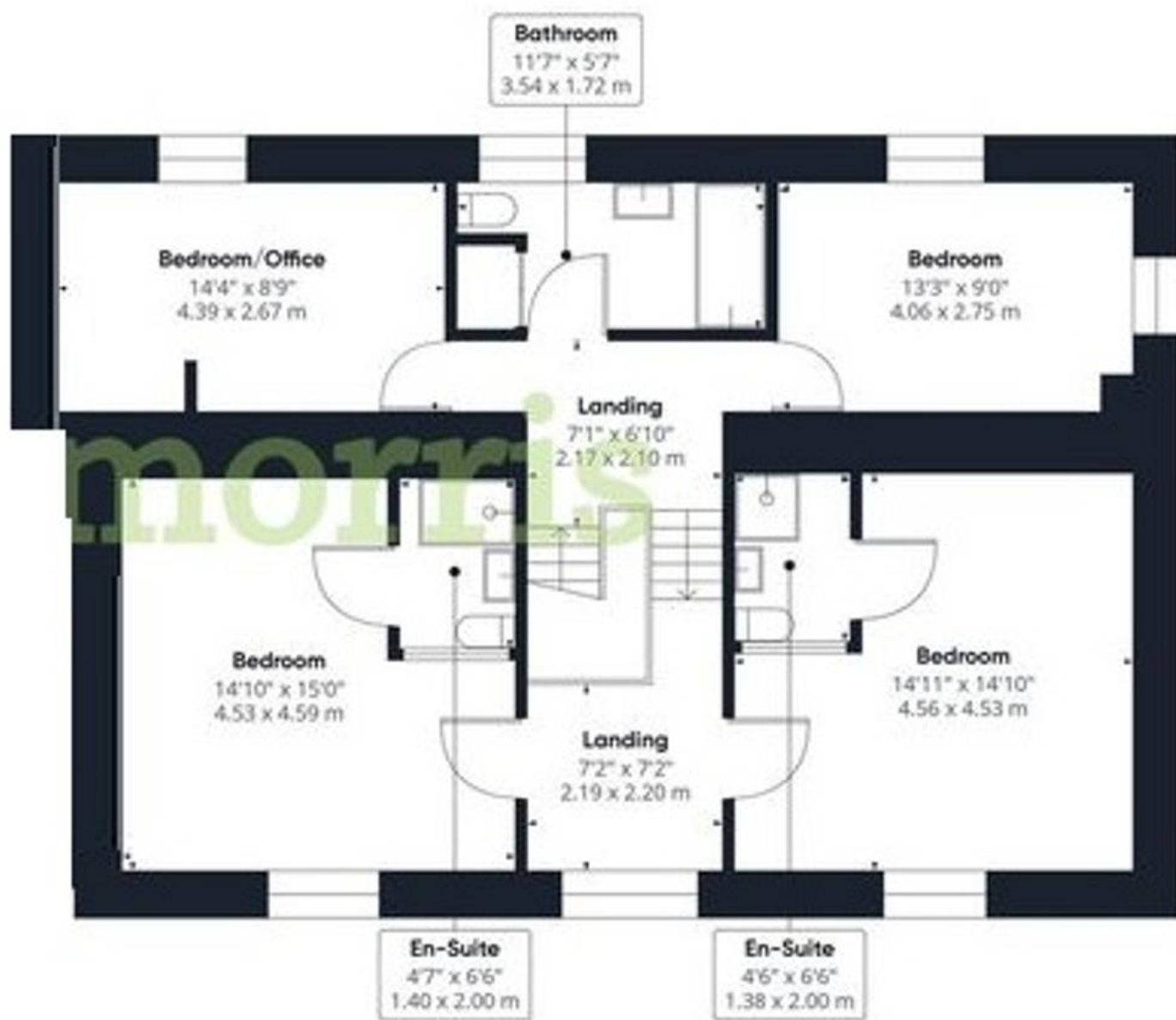














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