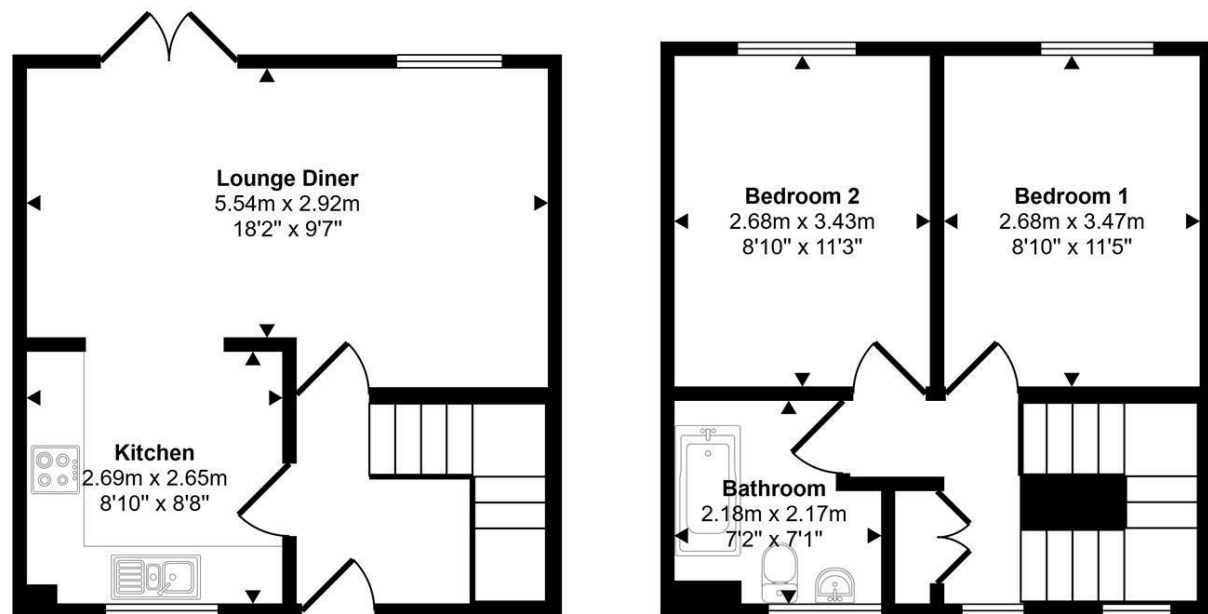


Approx Gross Internal Area
63 sq m / 678 sq ft



Ground Floor
Approx 31 sq m / 336 sq ft

First Floor
Approx 32 sq m / 342 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.

TENURE: We are advised Freehold

SERVICES: We have not checked or tested any of the services or appliances at the property.

COUNCIL TAX: Band 'C'

HEATING: Electric

ref: ADD/ LLE/ MAR/ 26/DRAFT

FACEBOOK & TWITTER

Be sure to follow us on Twitter: @ WWProps

<https://www.facebook.com/westwalesproperties/>

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70

7AJ

EMAIL: tenby@westwalesproperties.co.uk

TELEPHONE: 01834 845584

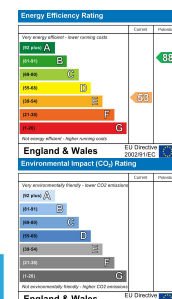


14 Kings Court, Narberth, SA67 7AP

- Semi-Detached House
- Two Bedrooms
- Open Plan Living
- Low Maintenance Garden
- Updated Electric Heating
- NO ONWARD CHAIN
- Town Centre Location
- Ideal First Time Buy
- Two Allocated Parking Spaces
- EPC Rating: E

£185,000

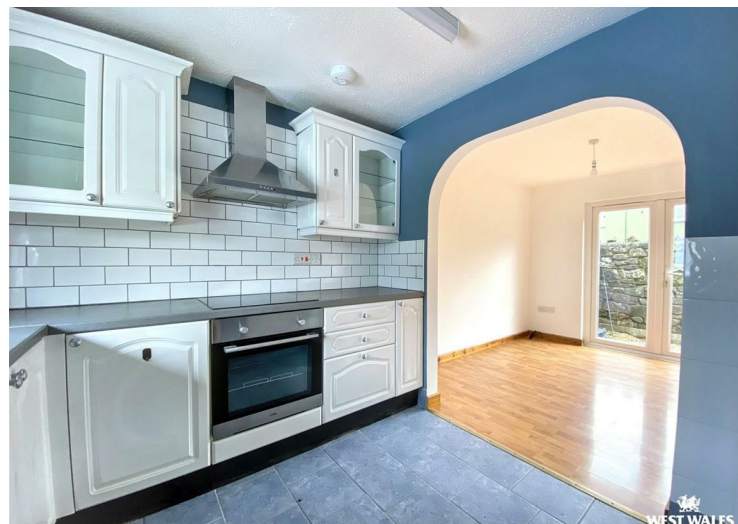
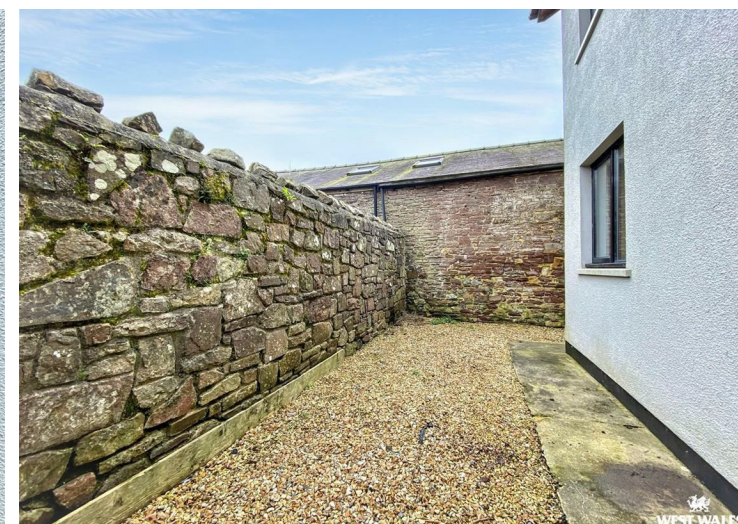
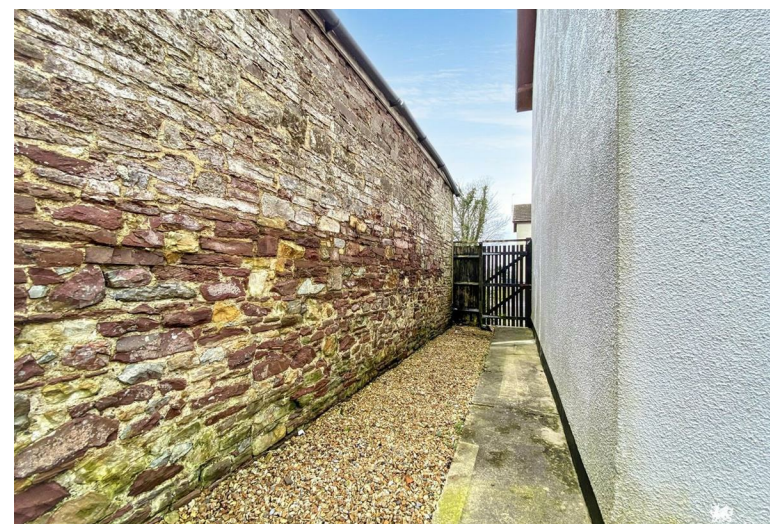
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The Agent that goes the Extra Mile





Situated in the heart of the historic market town of Narberth, this well presented semi-detached property offers a fantastic opportunity for those seeking a home with convenience. The property would make an ideal first-time buy or investment and is offered with no onward chain.

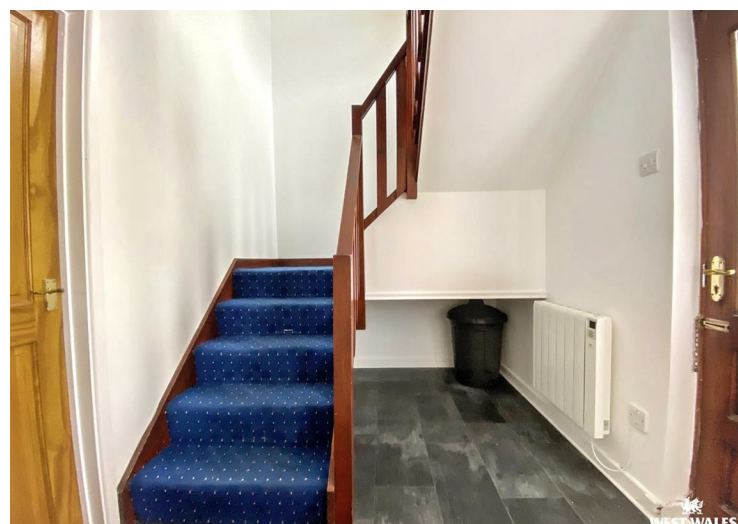
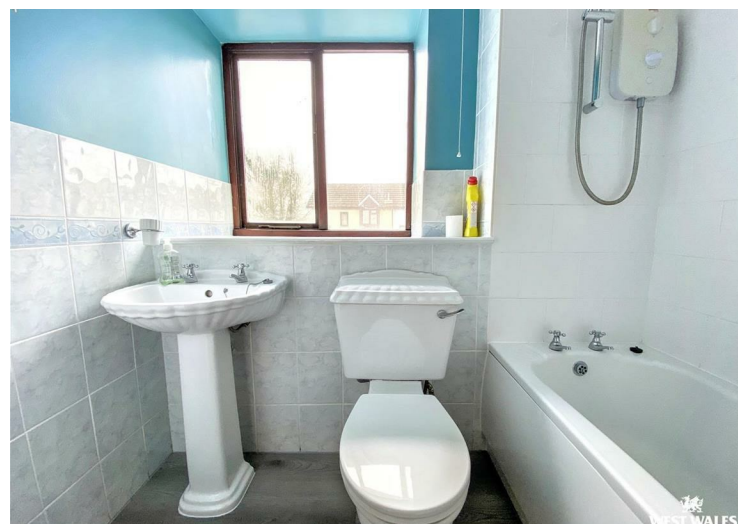
The home benefits from a bright and inviting open-plan living and dining area, creating a sociable and versatile space that flows seamlessly through into the kitchen. Patio doors also open out onto the garden, ideal for entertaining during the summer months. The first floor provides two bedrooms, a bathroom and a storage cupboard on the landing. The property benefits from wooden frame double glazing and has updated electric heating.

Externally, the property benefits from a low-maintenance garden to the rear, perfect for relaxing or entertaining, along with two allocated parking available to the front for added convenience.

Positioned within easy reach of Narberth's vibrant high street, with its array of independent shops, cafes, and amenities, the property perfectly combines practical living with a highly desirable location.

Early viewing is recommended to fully appreciate all that this delightful home has to offer.

Narberth or Arberth in Welsh plays a high profile in Welsh mythology. The former town hall still houses the cell where those involved in the Rebecca Riots were imprisoned. To learn more about the history of Narberth visit its brilliant museum. It is also home to several sporting teams, including Narberth RFC who currently play in the Welsh Championship and Narberth Football and Cricket Club. Narberth is full to the brim with independent shops including craft and art galleries, bars restaurants and boutiques. The town has everything you need, including health, dental, fitness, community centres, and a museum. Narberth is twinned with Ludlow and both towns celebrate an annual food festival that takes place on the fourth weekend of September every year.



DIRECTIONS

From the Tenby office take the A478 towards Kilgetty. Go straight over both roundabouts staying on the A478. Continue on the road all the way to Narberth. Continue up the High Street, where the entrance to Kings Court is on the left hand side. Go through the archway and follow the road around the left. The property is the last property on the left hand side.

What/Three/Words:///fancy.unimpeded.rising

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.