



5 Northmead, Narberth, SA67 7DN

Offers In The Region Of £259,950

A wonderfully traditional semi-detached 3 bedroom house, situated conveniently within the centre of Narberth town, within easy walking distance to the near by school or shopping high street. This excellent family home benefits from having a lovely good size garden and ample off road car parking, plus well proportioned bright rooms with lots of charm and splendid features. This no-chain house is ready for immediate occupation and must be viewed to be fully appreciated.

Situation

The property is situated in the popular town of Narberth and is conveniently located within walking distance of the towns many facilities. Narberth provides a wide range of amenities to include a primary school, convenience stores, post office, chemist, health centre, dentist, cafes, restaurants, swimming pool etc. Benefitting from a regular bus service and train station, the town provides excellent accessibility to the A40 road, which leads to the larger towns of Haverfordwest and Carmarthen, which are situated some 15 and 25 miles or so respectively. The stunning Pembrokeshire coastline and the picturesque coastal towns of Tenby and Saundersfoot are within a 10-mile journey making Narberth an excellent location to live and enjoy the beautiful county of Pembrokeshire.

Accommodation

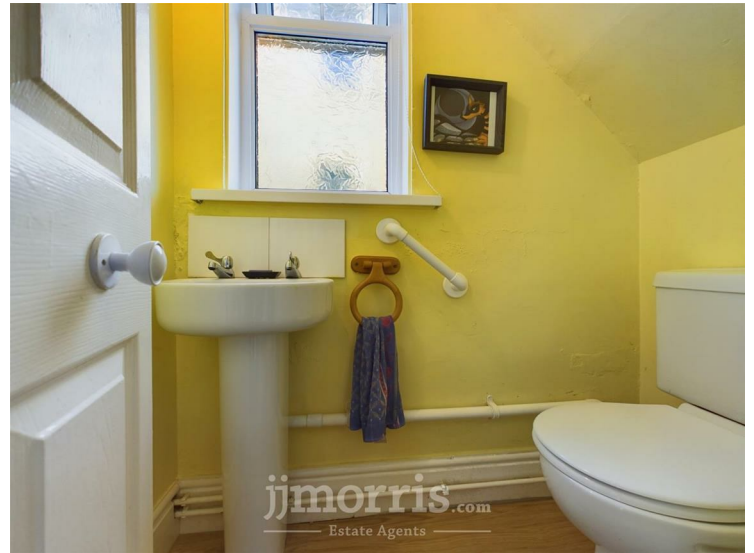
UPVC double glazed front door opens into:

Entrance Hall



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

Cloak Room



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

Lounge / Diner



A lovely large room with double glazed box bay window to front enjoying distant views towards the Preseli hills, built in original cupboards, fireplace with wooden surround, shelving recesses, space for dining table and sofas etc, 2 radiators, window to rear facing the conservatory.

Kitchen



Comprising a range of white fitted storage cupboards at wall and base level, worktops over, stainless steel single drainer sink, double glazed window to rear looking down the garden and double glazed window also to the side, space for electric cooker, plumbing for washing machine, part tiled walls, radiator, door opens to:

Conservatory



Tiled flooring, double glazed windows with views down the garden, external double glazed door, electric radiator.

First Floor Landing



Double glazed window, spindle balustrade, access to loft, doors to:

Bedroom 1



Double glazed window to front enjoying distant views towards the Preseli hills, feature fireplace, built in wardrobes, radiator.

Bedroom 2



Double glazed window to rear with views down the garden, built in wardrobes, radiator.

Bedroom 3



Double glazed window to front enjoying the same views towards the Preseli hills, fitted wardrobe.

Bathroom

Comprising a wet room style showering area with Mira electric shower unit, part tiled walls, W.C, pedestal wash hand basin, bidet, heated towel radiator, frosted double glazed window to rear.

Externally



To the front is a pedestrian gated pathway with steps leading up to the front door. A front garden that is well maintained and being laid mainly to lawn with some specimen ornamental shrubs and plants. Side access leads around to the rear where there is a fabulous well cared for garden, laid mainly to lawn with useful garden shed and further ornamental shrubs and plants. At the back of the garden there is a good size hardstanding parking area which is accessed by a shared private track, with plenty of room for 2 cars side by side. This rear area could also be used for building a garage if needed, subject to any necessary consents.

Directions

From our office in Narberth, travel along Spring Gardens, passing the CK's supermarket entrance, and at the junction by the Utopia hair dressers turn left onto Jesse road. Continue for just a short distance passing the petrol station and the houses of North Mead are located on your right hand side. Number 5 is roughly in the middle and is clearly identified by our JJMorris for sale sign.

Utilities & Services.

Heating Source: Mains Gas

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: ///soaps.warns.defends

Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 18mbps download and Superfast 8mbps upload and 51mbps 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 - Limited & Data - Limited

Three Voice - Limited & Data - Limited

O2 Voice - Limited & Data - Limited

Vodafone Voice - Limited & Data - Limited

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.

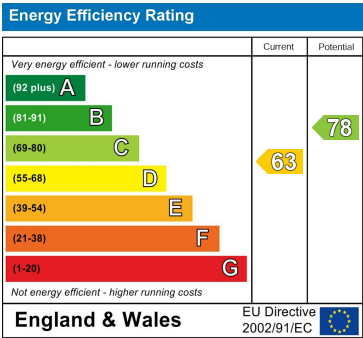
Floor Plan



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.

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