



2 Adams Drive, Narberth, SA67 7AE
Offers In The Region Of £329,000

A fantastic 3 bedroom detached bungalow situated in a sought-after town centre location, within easy walking distance of all the towns many shops, amenities and recreational town moor. The accommodation is very well presented and kept, with naturally light rooms and a good flowing layout. There is a fully double glazed conservatory and superb mature level garden this property particularly boasts. Further benefits include 2 driveways and a garage for ample off road car parking, mains gas central heating and double glazing. Viewing is highly recommended, especially to retired or elderly purchasers who this bungalow would be ideal for.

Situation

The property is extremely well located for easily walking into the town centre of Narberth, being only a very short walk away, situated on a residential cul-de-sac opposite the towns moor/recreational green space. This is a much favoured area of town and ideal for those who wish to have all the towns many amenities and facilities within easy reach.

Accommodation

Frosted double glazed front door with matching side screen, opens to:

Hallway



Built in storage cupboard, radiator, access to loft, doors open to:

Lounge / Diner



Double glazed windows to front and side, electric fireplace, radiator, door to:

Kitchen



Fitted with a range of wall and base storage units, worktops over, sink unit, 4 ring electric hob, extractor hood over, eye level double oven, plumbing for washing machine, space for white goods, tiled floor, radiator, door to hallway, double glazed window and door to:

Conservatory



Bedroom 2



Double glazed windows and roof, external door to garden, electric wall heater.

Double glazed window to rear, radiator.

Bedroom 1



Bedroom 3



Double glazed window to rear, radiator.



Double glazed window to front, built in wardrobes, radiator.

Shower Room



Comprising a corner shower cubical, wash hand basin set in vanity storage unit, W.C, frosted double glazed window to rear, heated towel radiator.

Externally



To the front of the property is a level well kept lawn garden with pathway, planted bed and hedgerow border. There are 2 driveways, one on each side of the bungalow providing ample off road car parking space, plus there is an adjoining garage. Both sides have gated access leading to the rear, where there is a wonderful mature garden with lawns, ornamental trees, shrubs, pathways, a greenhouse and patio. The garden is a particularly lovely space and surprisingly private and quiet considering its town location.

Garage

With up and over door to front, double glazed window to side and rear, external pedestrian door to rear, wall mounted Worcester gas combi boiler serving the domestic hot water and central heating.

Directions

From our office in Narberth town, travel up Moorfield road and just after the Plas hotel turn right into Adams drive. Number 2 is the second bungalow on the left as identified by our JJMorris for sale sign.

Utilities & Services.

Heating Source: Mains Gas



Services -

sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax: D

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///detection.manliness.repeating

Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 16mbps download and Superfast 18mbps upload and 76mbps 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 - Likely & 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

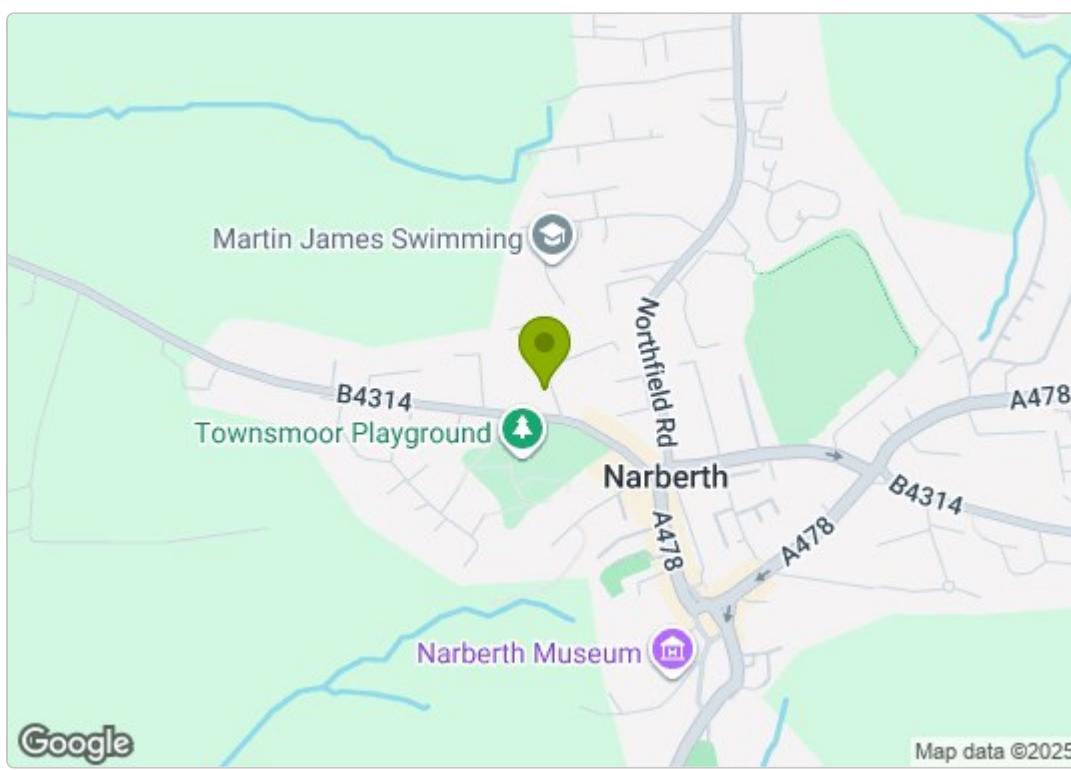
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

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

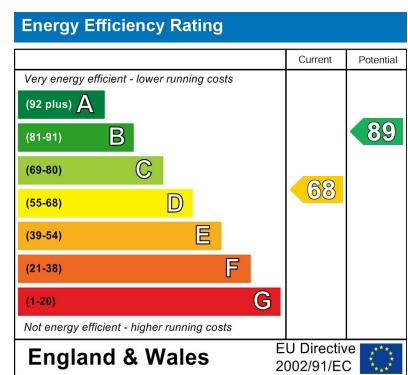
Floor Plan



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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