John Francis
www.johnfrancis.co.uk

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The Property Ombudsman

Association of Residential Letting Agents LICENSED MEMBER ARLA

51 Redstone Court, Narberth SA67 7EU

Offers in the region of £325,000

Detached Family Home
Enclosed Rear Garden
Kitchen/Diner
Walking Distance Into Town
Garage and Parking

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

DESCRIPTION
An opportunity to acquire a modern and spacious four bedroom detached home situated on the popular development at Redstone Court. This property is within a short walk of Narberth's many amenities such as schools, train station, bus route, supermarket and local shops with the A40 providing commuting to the larger towns of Haverfordwest and Carmarthen.
This well presented property is considered an ideal family home, with the benefit of a good sized enclosed rear garden which overlooks the local rugby ground, down stairs cloak room, good size lounge, kitchen/dining room and en-suite facilities off the master bedroom, family bathroom and 3 further bedrooms, off road parking for 1 vehicle and a detached garage.

HALLWAY
Tiled flooring, radiator, under stairs storage, stairs to first floor

LOUNGE
22'6 x 11'3 (6.86m x 3.43m)
Window to the front, radiator, fitted carpet, electric fire place and surround, patio doors open to the rear garden with views over the playing fields.

KITCHEN/DINER
22'6 x 12'1 (max) (6.86m x 3.68m (max))
Modern kitchen with a range of wall and base units, stainless steel sink with drainer and mixer taps, space and plumbing for white goods, induction hob with double built in ovens, extractor hood, tiled flooring, radiator, window over the garden area, window to the front, dining area space, door to rear

CLOAKROOM
Window to the rear, localised tiling, w/c, wash hand basin

LANDING
Fitted carpet, radiator, airing cupboard

BEDROOM
13'0 x 11'6 (3.96m x 3.51m)
Double bedroom, window to the front, radiator, fitted carpet, built in storage

EN-SUITE
Tiled floor, window to the front, shower cubicle, w/c, wash hand basin

BEDROOM
13'3 x 10'0 (4.04m x 3.05m)
Double bedroom, window to the rear, radiator, fitted carpet.

BEDROOM
11'5 x 9'2 (3.48m x 2.79m)
Double bedroom, window to the front, fitted carpet, radiator

BEDROOM
8'11 x 8'10 (2.72m x 2.69m)
Window to the rear, fitted carpet, radiator

BATHROOM
Bath with shower over, w/c, wash hand basin, tiled floor and walls, window to the rear

GARAGE
Up and over door, electricity points, parking in front for additional car.

EXTERNAL
Side access to the rear garden, mainly laid to lawn but with secure fences and shrub borders, patio area, raised vegetable patch, storage shed, views over playing fields and Narberth town.

SERVICES
We have been advised that all main services are connected.

VIEWING
By appointment with the selling Agents on 01834 861812 or e-mail narberth@johnfrancis.co.uk

OUR OFFICE HOURS
Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 1:00pm

FACEBOOK &TWITTER
Follow us on twitter @JohnFrancisNarb or on facebook www.facebook.com/JohnFrancisEstateAgents

TENURE
We are advised that the property is Freehold

GENERAL NOTE
Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS
From our Narberth office follow the one way system taking the right turn onto the high street, at the top take right and then immediate left onto Redstone Road passing the doctors surgery on the left and Bloomfield centre on right, you will then find the entrance to Redstone Court. Enter in to Redstone Court and take the left turn, this will take you past this property.

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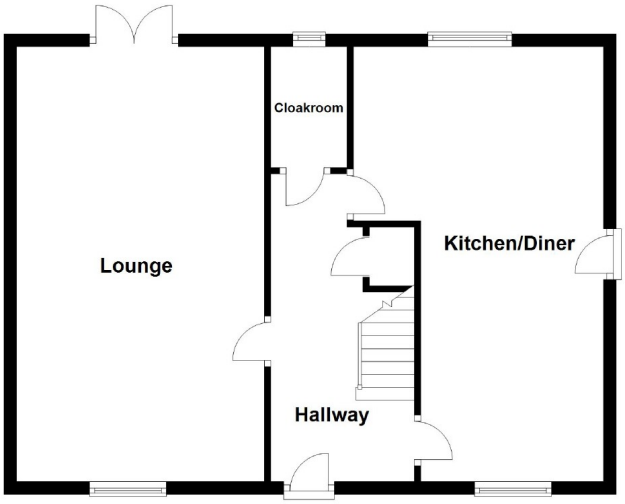
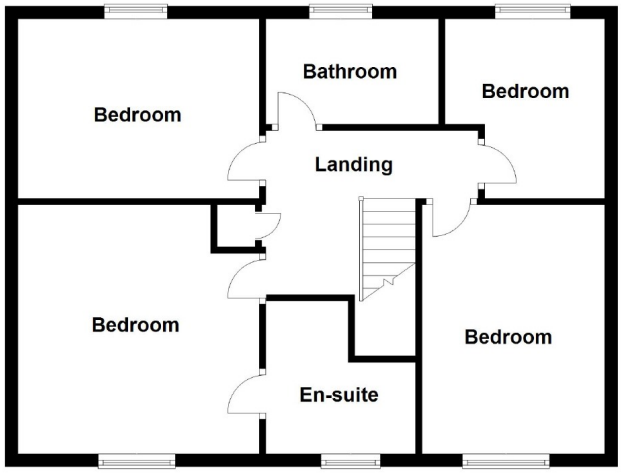
Ground Floor



First Floor



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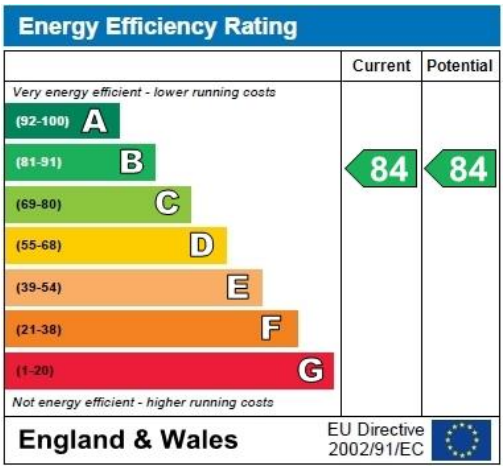

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