John Francis

www.johnfrancis.co.uk

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The Property Ombudsman

Association of Residential Letting Agents LICENSED MEMBER ARLA

29 St. James Street, Narberth SA67 7BU

£210,000

Spacious Mid-Terrace House
Large Kitchen/Diner,
3 Bedrooms
Town Location,
Enclosed Rear Garden

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
Spacious 3 bedroom terraced house in a sought after area of Narberth, withing easy walking distance of all the shops and amenities it has to offer.
This property has a large living room with a separate kitchen/diner, 3 bedrooms and a low maintenance enclosed rear garden. Double glazed throughout with Gas fired central heating system.
Narberth is a popular old market town within easy distance of rural countryside and coastline. The resorts of Tenby and Saundersfoot are 10-12 miles away respectively, larger towns of Haverfordwest and Carmarthen can be found within 20 minutes drive.

ENTRANCE HALL
Internal porch, Welsh Slate flooring.

LIVING ROOM
23.0' x 12.8' (7.01m x 3.91m)
Large living area containing a wood burner that really provides warmth to the feeling of this room, double glazed window to the fore, radiator, Welsh Slate flooring, stairs to first floor.

KITCHEN/DINER
17.87' x 12'8 (5.44m x 3.86m)
Range of wall and base units with granite worktops, built in Neff double oven, 5 ring gas hob with extractor fan, Belfast sink with mixer tap, space/plumbing for washing machine, space for large fridge freezer, wall mounted Gas Boiler, Welsh Slate flooring throughout the ground floor.

LANDING
Fitted carpet, loft access

BEDROOM
13.49' x 11.62' (4.11m x 3.53m)
Double bedroom, radiator, fitted carpet, double glazed window to the fore

BEDROOM
13'87 x 12.78' (6.17m x 3.89m)
Double bedroom, radiator, fitted carpet, double glazed windows overlooking the rear x 2

BEDROOM
8.84' x 7.50' (2.69m x 2.29m)
Velux window, radiator, fitted carpet

BATHROOM
12'43 x 7.50' (4.75m x 2.29m)
Fitted bathroom suite comprising of bath with shower over, low level w/c, pedestal wash hand basin, localised tiling, heated towel rail, velux window, space for storage cupboards

EXTERNALLY
Enclosed rear garden with patio area and extensive raised decking area.

SERVICES
We have been advised that mains water, electricity and drainage 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 cross the road and head up hill, once on the flat the property can be identified by our for sale board.

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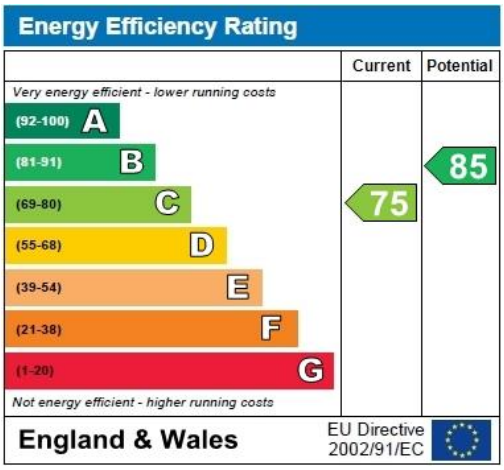

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