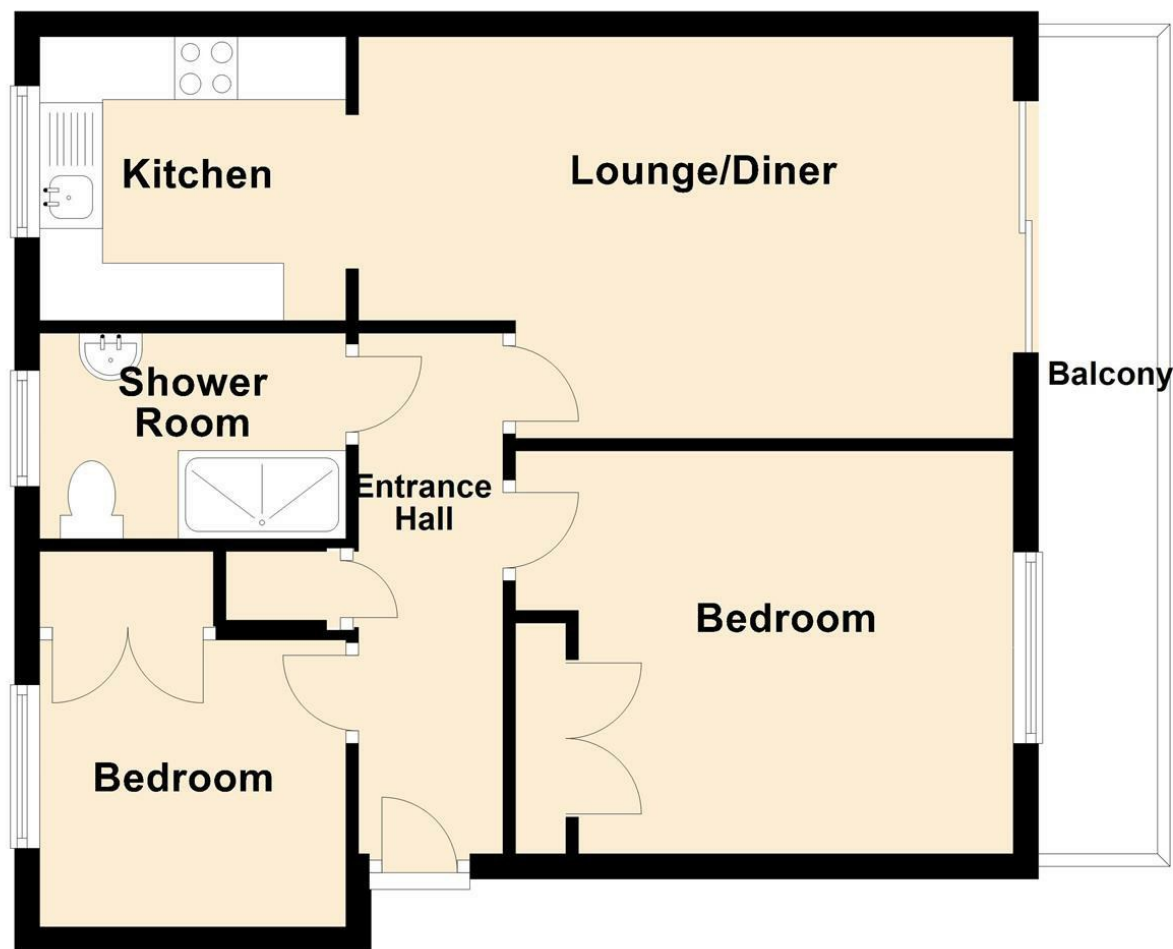


Ground Floor

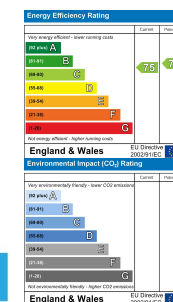


20 Cawdor Court, Spring Gardens, Narberth, Pembrokeshire, SA67 7AZ

- First Floor Flat
- No Forward Chain
- Communal Gardens
- Close To Amenities
- Viewing Recommended
- Two Bedrooms
- Over 55 Residence
- Parking
- Pleasant Location
- EPC Rating: C

£110,000

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



View: By appointment with the Agents
Services: We have not checked or tested any of the Services or Appliances
Tenure: We are advised LEASEHOLD
Tax: Band B
PLEASE BE ADVISED THAT WE HAVE BEEN INFORMED THAT THE CURRENT STIPULATION IS THAT ALL RESIDENTS OF CAWDOR COURT SHOULD BE 55 OR OVER AND DOES NOT EXCLUDE THE PURCHASE OF THE FLAT BY SOMEONE UNDER 55.
WE HAVE BEEN INFORMED THAT EACH RESIDENT OF EACH FLAT HAS A SHARE IN THE MANAGEMENT COMPANY THAT OWNS THE FREEHOLD.
WE HAVE BEEN ADVISED THAT THERE IS A MONTHLY SERVICE CHARGE OF £136.0

MPO/MPO/OK/03/21

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.

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

Calamar, 19 Maes Y Dderwen, Narberth, Pembrokeshire, SA67 7PL
EMAIL: narberth@westwalesproperties.co.uk

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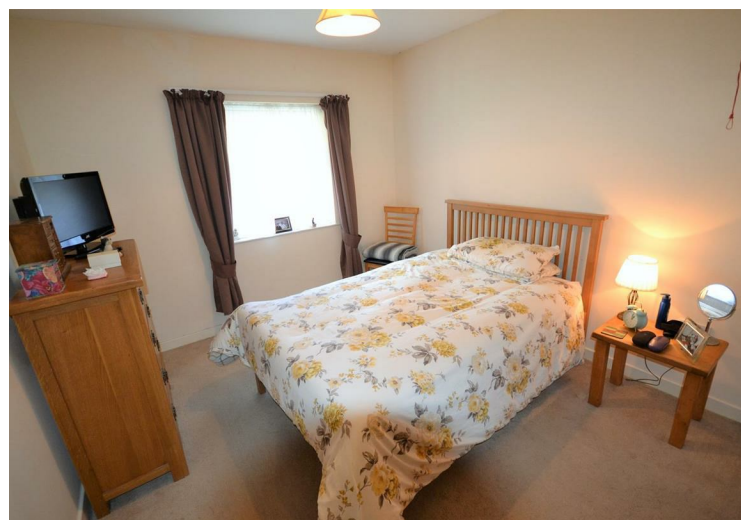
The Agent that goes the Extra Mile



A well presented two bedroom first floor flat positioned on a managed complex for residents over 55. The property is situated within a beautifully maintained communal garden and benefits from a 24 hour security intercom system if required and a part time on-site Warden. We have also been informed that the property benefits from communal parking. Viewing is highly recommended to appreciate what this lovely apartment has to offer.. Cawdor Court is located in the heart of the popular town of Narberth and within easy access to all amenities the town has to offer.

LOCATION:
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 and restaurants and boutiques. The town has everything you can need with health, dental, fitness and community centres and a Museum. Narberth is twinned with Ludlow and both towns celebrate an annual food festival which takes place on the fourth weekend of September every year. There is a regular bus service running to Haverfordwest, Carmarthen and the outlying villages and a railway station. For the children there is a primary school and a nursery school.

Entrance Hallway 7'11" x 5'7" (2.430 x 1.709)



Lounge/Diner
16'10" max x 10'6" max (5.150 max x 3.216 max)

Kitchen
7'11" x 6'11" (2.426 x 2.113)

Bedroom
13'0" into recess x 9'10" max (3.983 into recess x 3.018 max)

Bedroom
7'11" max x 7'5" max (2.418 max x 2.267 max)

Shower Room



DIRECTIONS
Proceed to the top of the High Street and turn right into Spring Gardens. Continue along and take the next right. Cawdor Court will be found on the left hand side. Proceed through the entrance gate and turn right where number 20 can be found.

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