



16 St. James Street, Narberth, SA67 7BU

**£180,000**

A spacious two bedroom mid terrace town house situated on two floors, recently refurbished with a good sized low maintenance rear garden. The property comprises a modern family room and adjoining kitchen/ breakfast room, downstairs bathroom on the ground floor. The first floor has two bedrooms both with wooden laminated flooring and side lights in a modern design. Bedroom 1 provides the largest sleeping accommodation, whilst Bedroom 2 although smaller is still deceptively spacious.



## Situation

Narberth is a delightful little market town in the east of Pembrokeshire, where multi coloured Edwardian and Georgian buildings line the high street which has developed quite a reputation as a shopper's heaven, there are independent shops selling a whole range of exquisite items from fine art to fine food, also vintage and antique shops. The town boasts many award winning cafes, pubs and restaurants.

Narberth also hosts an annual food festival on the town moor, which has become somewhat of a gourmet feature and draws people from all over Wales and offers fine cuisine from both locally sourced and national and international locations.

Narberth has an award winning recently refurbished museum, situated in the old Bonded Stores, where one can learn about 200 years of the social history of Narberth, a quintessential Welsh market town, and also enjoy both the café and gift shop.

The Town boasts an excellent primary school, Library and Swimming Pool, with sporting facilities including a prominent Rugby Club. The main A40 lies within a mile or so and provides excellent road links to the larger county towns of Haverfordwest and Carmarthen, some 10 miles and 20 miles or so distant respectively, whilst the ever popular coastal resorts of Saundersfoot and Tenby, and indeed the superb scenery of the South Pembrokeshire coastline, lie within some 10 miles or so to the south. The town also has the benefit of a railway station and regular bus service.

## Description

A spacious two bedroom mid terrace town house situated on two floors, recently refurbished with a good sized low maintenance rear garden. The property comprises a modern family room and adjoining kitchen/ breakfast room, downstairs bathroom on the ground floor.

The first floor has two bedrooms both with wooden laminated flooring throughout. Bedroom 1 provides the largest sleeping accommodation, whilst Bedroom 2 although smaller is still deceptively spacious.

Ideal first time buy or fantastic holiday or full time letting potential.

## Living Room 12'5" x 12'11" (3.81 x 3.96 )



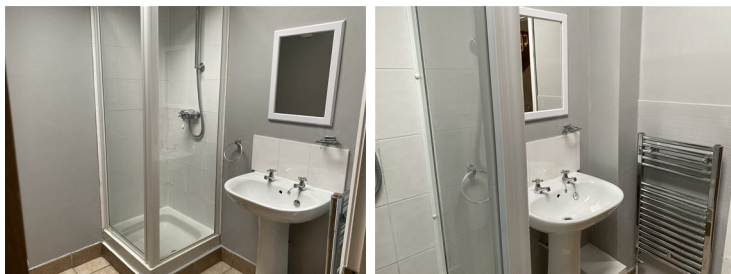
With part slate but mostly laminate wooden floor, uPVC window to the fore with deep sill, two radiators, spot lights, modern electric fireplace in situ on black ceramic wall tiles and hearth, smoke alarm leading into the

## Kitchen 11'1" x 12'7" (3.40 x 3.86 )



With slate floor, a modern style with a range of fitted base and wall units, including a stainless steel single bowl sink and drainer, four hob Hotpoint electric cooker and oven with extractor hood above, washing machine, electric spot lights. Also there is a separate laminated wooden breakfast bar on a metal pole extending from the ceiling to the floor together with the metal chairs. A uPVC glass double patio door to the rear extends to the patio and garden area.

## Bathroom



With a tiled floor, it comprises a suite of a gravity fed hot water shower, WC, wash hand basin together with a mirror, towel rack and fixed metal towel heater, electric spot lights, Alto extractor fan, Valiant Combi Boiler, Velux uPVC roof light

## Bedroom 1 13'3" x 13'3" (4.04 x 4.04 )



With laminated wooden floor, uPVC double glazed window with deep sill to the fore, radiator, wall vent, loft hatch, two side wall lights

### Bedroom 2 10'10" x 9'8" (3.32 x 2.95 )



With laminated wooden floor, radiator, side wall light, single wooden beam in ceiling, wooden Velux roof light with sun blind, part restricted head height

### Garden



To the rear extending from the uPVC double glazed patio doors in the Kitchen/ Breakfast room is the: Patio/ garden Area with a wooden decked patio area with ornamental stones and part poly carbonate roof covering extends to a part raised open wooden decking area, together with concrete steps up to the garden at the rear. The garden is low maintenance being of raised concrete covered in polyester weed lining together with stone chippings in the main. There is also a mature apple tree, painted solid wooden fencing to the sides and rear with part mesh to the rear.

### General Remarks

An opportunity to purchase a two bedroom house within walking distance to the town centre of Narberth with an excellent decorative finish that is of a high standard with spacious low maintenance garden.

ideal as as a first time buy or with excellent rental /holiday let potential.

### Services

### Services

Mains electricity, water, drainage. Gas fired central heating throughout

### Tenure

Freehold with vacant possession upon completion.

### Local Authority

Pembrokeshire County Council, County Hall, Haverfordwest SA61 1TP Tel No. 01437 76441  
Council Tax Band

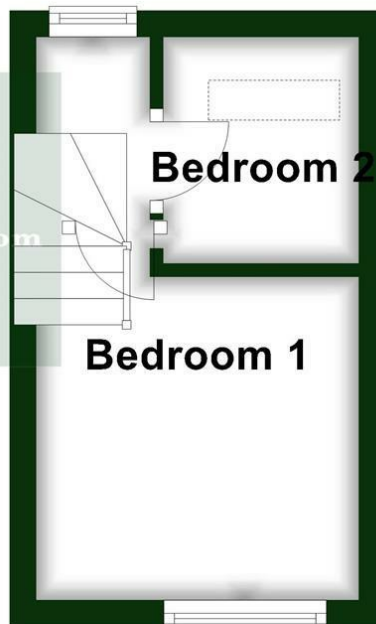
### Directions

From the Narberth office follow the one way system turning right on to St James Street, the property can be identified in the right by our FOR SALE board.

## Ground Floor



## First Floor

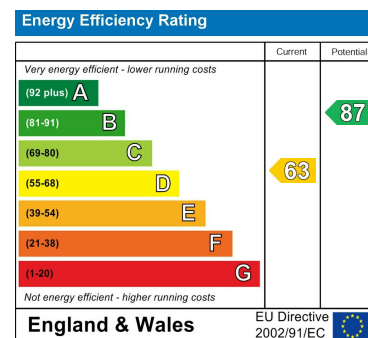


Scale 1:100  
Plan produced using PlanUp.

## Area Map



## Energy Efficiency Graph



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