



Church House, Church Lane, Robeston Wathen – SA67 8ER
£340,000

jimorris.com

Church House, Church Lane

Robeston Wathen, Narberth

A fantastic 3 double bedroom semi-detached house, boasting wonderful light and spacious interior to include a well presented kitchen/diner, good size lounge/diner, modern family bathroom, utility and integral garage. The property is well located along a small village road within Robeston Wathen, only 2 miles approximately from Narberth town. The property also provides ample off road parking with its own driveway and has a level side garden with lawn, patio/entertaining area and useful storage sheds. Viewing is essential to fully appreciate the overall size, quality and lovely position this superb home enjoys.



Entrance Porch

Entered via double glazed front door. Double glazed window to side, radiator. Door opens into:

Lounge / Diner

Double glazed window to front, feature fireplace housing an electric stove, 3 radiators, stairs rise up to first floor, part wooden flooring, door opens to:

Kitchen / Diner

Fitted with a range of wall and base storage units, worktops over, double oven, electric hob, extractor hood, tiled splash backs, one and a half bowl single drainer sink, breakfast bar, tiled floor, radiator, semi-vaulted ceiling with Velux roof window, space for dining table and chairs, double glazed external French doors to garden, double glazed external door to rear, door opens to integral garage and:

Utility

With plumbing for washing machine, space for white goods, worktop, tiled flooring, double glazed window to side, radiator. wall cupboards.

Integral Garage

With up and over door to front, double glazed window to side, door to toilet, power and lighting.

First Floor

Spindle balustrade, Velux roof window, access to loft space, doors open to:

Bedroom 1

Double glazed window to front, radiator.

Bedroom 2

Double glazed window to front, radiator.

Bedroom 3

Double glazed window to side, radiator.

Bathroom

Double glazed window to rear, bath tub, W.C, wash hand basin set in vanity storage unit, large walk in shower cubical, heated towel radiator, built in airing cupboard with radiator.

Externally

To the front of the property there is a hardstanding driveway and further gravelled parking area, providing excellent off road car parking space. To the side there is a level lawned garden and patio seating/entertaining area with two garden sheds. At the rear there is a narrow pathway, useful for rear maintenance.

Services & Extra Info

Heating Source: Oil

Electric: Mains

Water: Mains

Drainage: Septic Tank

Local Authority: Pembrokeshire County Council

Council Tax Band: C

EPC – TBC

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: [///plodding.jobs.resist](https://plodding.jobs.resist)

Directions

From Narberth, proceed along the B4314/Cox Hill road until reaching the A40 roundabout, proceed straight over signposted for Roberston Wathen and follow the road into the village, passing Dicky Parry's petrol station and then turn right onto church lane. The property is located on the right hand side, next door to the village church.

Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available. 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 & Data - 77%

Three Voice & Data - 59%

O2 Voice & Data - 64%

Vodafone Voice & Data - 66%

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

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



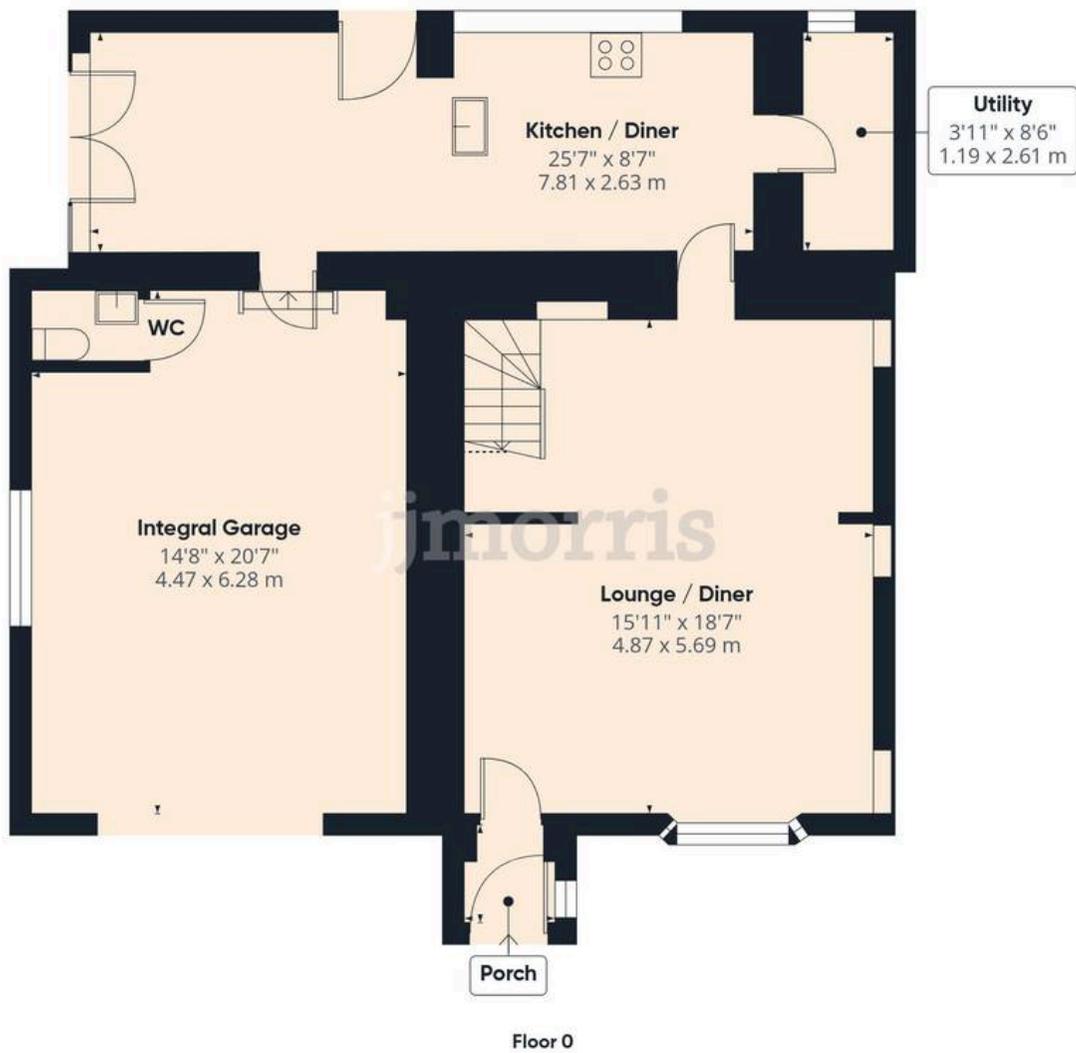














JJ Morris Narberth

J J Morris, Hill House - SA67 7AR

01834 860260 • narberth@jjmorris.com • www.jjmorris.com/

