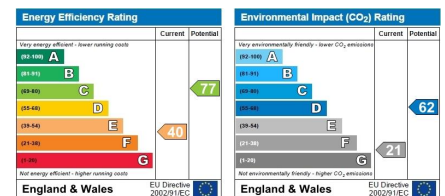


Basement Flat De Rutzen, Market Street, Narberth SA67 7AX

Offers in the region of £69,000

Spacious Basement Apartment
Designated Parking Space
Town Centre Location
Ideal First Time Buy/Investment Property
EPC Rating E



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DESCRIPTION

Occupying a convenient location within a short walk of Narberth High Street, this basement apartment offers deceptively spacious accommodation making it the perfect first time buy property or equally a fantastic investment opportunity. Briefly comprising of a large lounge, with dining room off, fitted kitchen, study, bathroom and bedroom, the apartment benefits from its own parking space at the rear of this Grade II listed building. Narberth provides a range of amenities including shops, cafés, restaurants, entertainment venue, doctors surgery and primary school - all of which are within walking distance.

LOUNGE

20'1 x 14'1 (6.12m x 4.29m)
Obscured part double glazed front door, textured ceiling, 2 ceiling lights, sash window to the front, 3 wall lights, storage heater, laminate flooring, doors to:

KITCHEN

15'2 x 8'10 (4.62m x 2.69m)
Ceiling light, localised wall tiles, range of wall and base units with worktops, stainless steel sink and drainer unit, space for fridge/freezer, plumbing for washing machine, built in electric

oven, 4 ring hob, extractor hood, tiled flooring, No Window

DINING ROOM

14'3 x 10'6 (4.34m x 3.20m)
Obscure part glazed double doors, 3 light fittings, two wall lights, airing cupboard, storage heater, laminate flooring, walk-in cupboard 7'11 x 5'9 max with ceiling light, No Window

INNER HALL

Ceiling light, laminate flooring, doors to:

BATHROOM

8'5 x 8'5 (2.57m x 2.57m)
Ceiling light, extractor fan, part tiled walls, white suite comprising low level WC., pedestal wash hand basin, panel bath with shower over, heated towel rail, tiled floor, No Window

STUDY

8'10 x 7'7 (2.69m x 2.31m)
Ceiling light, storage heater, built in cupboard, laminate flooring, no window.

BEDROOM

10'4 x 9'7 (3.15m x 2.92m)
Ceiling light, storage heater, sash window, laminate flooring.

EXTERNALLY

The property is accessed to the rear of the building through wrought iron locked gates, steps lead down to decked area at front

door, there is a designated parking space.

SERVICES

We have been advised that main 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

TENURE

We are advised that the property is Leasehold

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 road down taking the left hand fork at Market Square, entering through wrought iron gates on your left and the property is located on your right hand side.