



- Beautifully & Tastefully Decorated
- A Very High Standard of Finish
- Improved Dramatically since 2016
- E.P.C Rating D



Offers Over **£350,000**





Description

This stunning detached bungalow has been recently renovated by the present owners and the finish inside and out is just exquisite! Located in the popular hamlet location of Princes Gate, within 3 miles of Narberth, there is a range of amenities nearby, as well as the beautiful Pembrokeshire coastline! The property is set in a plot of approx 1/3rd of an acre and the gardens have a wide range of features and a stunning far reaching rural view, stretching to the Preseli Mountains. Internally the standards are very high, with oak doors, marble flooring and a high specification modern kitchen, amongst many other things! Properties in this area are rarely available and Nga Ty is certain to impress! Call Evans Roach to book your viewing, strictly by appointment, on 01437 762516.



Entrance to

Access to the property is via a gated drive with an intercom system to a path leading to triple glazed entrance door with matching side panel.

Entrance Hallway

Feature mirror wall, double oak doors to cupboard, tiled floor, radiator, obscure glazed sliding door to

Bedroom 1/Study

12'3 x 11'9 (3.73m x 3.58m)

Double glazed window to fore, oak door to airing cupboard housing hot water tank and connections for solar panels, radiator, tiled floor.



Bedroom 2/Family Room

14'4 x 11'4 (4.37m x 3.45m)

Currently being used as a snug or sitting room. Double glazed window to rear, radiator, double oak doors to storage cupboard, tiled floor.

Shower Room

6'9 x 5'4 (2.06m x 1.63m)

Obscure glazed window to side, mood lighting, walk in shower cubicle with power shower, wall hung wash hand basin with vanity storage under, illuminated mirror with infra red sensor and demister pad, w/c, heated towel rail, tiled floor.

Breakfast Kitchen

12'4 x 11'7 (3.76m x 3.53m)

A beautifully finished kitchen with window to rear, modern high gloss wall and base units in mixture of two colours with SILS stone work surface over and splash back, central island for further storage and work surface, 1 1/2 bowl sink with mixer tap and drainer, integrated dishwasher, electric cooker with extractor fan over, free standing ELG fridge/freezer, tiled floor, door to

Rear Hallway

10'9 x 3'4 (3.28m x 1.02m)

Doors either side to rear garden, tiled floor

Utility Room

6'1 x 5'1 (1.85m x 1.55m)

Space and plumbing for washing machine, Belfast style sink, radiator.

Boiler Room

6'1 x 3'3 (1.85m x 0.99m)

Worcester combination boiler.

Open Plan Lounge/Dining Room

24'11 x 14'7 (7.59m x 4.44m)

Double glazed picture window to front, double glazed window to rear offering beautiful garden and countryside views, marble fireplace and hearth with multi-fuel stove, two radiators, tiled floor, obscure glazed sliding door to

Bedroom Hallway

Oak doors opening to shelved airing cupboard with radiator, tiled floor, door to

Shower Room

7'7 x 7'4 (2.31m x 2.24m)

Obscure glazed window to rear, mood lighting, walk in shower enclosure with power shower, wall hung wash hand basin with vanity storage under, illuminated mirror with infra red sensor and demister pad, bidet and w/c, tiled floor.

Bedroom 3

9'6 x 9'6 (2.9m x 2.9m)

Double glazed window to front, radiator, tiled floor.

Bedroom 4/Master Bedroom

18'1 x 9'7 (5.51m x 2.92m)

Very well proportioned master bedroom allowing ample room for bedroom furniture, double glazed window to front, radiator, tiled floor, obscure glazed sliding door to

En Suite Bathroom

11'5 x 5'5 (3.48m x 1.65m)

Obscure double glazed window to rear, mood lighting, twin sinks with vanity storage, mirror with infra red sensor and demister pad, panelled bath with mixer tap and hand held shower attachment, w/c, heated towel rail, tiled floor.

Externally

The bungalow is perfectly situated in very well maintained, mature front and rear gardens. To the front of the property you enter via double gates with intercom access and tarmac driveway which provides ample off road parking, double detached garage and additional single garage currently used for storage. The front garden has been planted with a good mixture of plants and shrubs and is bordered with mature hedging offering privacy. A slate tiled pathway leads to the main front door. Gated access leads to the good sized rear garden with storage sheds and superb countryside views. A mature hedge runs along the perimeter of the rear garden.

Single Garage

22'1 x 9'11 (6.73m x 3.02m)

Up and over door, power and light connected, window to rear and door to side.

Double Garage

19'7 x 19'2 (5.97m x 5.84m)

Twin electric up and over doors, power and light connected, window and door to side.

Broadband

Please note that broadband is available within this street as confirmed by www.productsandservices.bt.com/products/broadband-packages

Tenure - Freehold

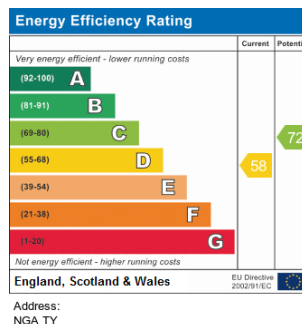
Council Tax Band - F

Services - We are advised that the property benefits from mains water and electricity, private drainage and oil fired central heating.

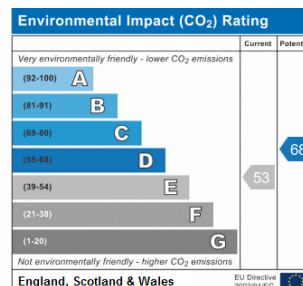
Viewing Arrangements - Strictly by appointment only

Directions

From Narberth town centre proceed along the one way system up the high street and past the post office depot. At the junction turn left and then immediately right heading out of town. At the crossroads in Princes Gate turn right and the property is the third bungalow on the right as identified by our Evans Roach For Sale board.



Address:
NGA TY



General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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