



## Sunnybank Gardens, Plot 23 Northfield Road, Narberth SA67 7FF

**£284,950**

Reservations Now Being Taken  
Executive 4 Bedroom Detached House  
Spacious Living Accommodation  
Master Bedroom with En suite Shower  
Room  
Detached Garage & Parking

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**FC/FC/66547/200918**

## **DESCRIPTION**

Sunnybank Gardens is an attractive development of quality contemporary homes. The Monkstone is a four bedroom detached house with separate garage. The ground floor comprises of a large living room with patio doors opening to garden, open plan kitchen/dining room with option of centre island, utility and cloakroom. The first floor comprises of master bedroom with En-suite shower room, three further bedrooms sharing family bathroom.

This is a superb location in Narberth town with a short walk to all amenities, the A40 is less than a mile away, 12 miles from Haverfordwest, 21 miles from Carmarthen, Whitland 7 miles and Tenby 10 miles

## **INTERNAL FEATURES & FINISHES**

Choice of laminate flooring to ground floor. Choice of carpeting to first floor. Choice of luxury vinyl tiles to bathrooms.

Choice of paint colour for internal walls. (Agent has samples to choose from)

Gas central heating with thermostatically controlled radiators.

## **KITCHEN**

Open plan layout with option of central island, choice of worktop/doors/handles from specified range at Cadwells Ltd, Carmarthen. Choice of tiling for splashback, Integrated appliances included are gas hob, single oven, extractor, fridge/freezer and dishwasher.

## **BATHROOM & EN SUITE**

White contemporary sanitary ware with polished chrome fittings, Contemporary wall tiling, shaver socket and multi-rail chrome towel warmer.

## **EXTERNALLY**

Turfed garden areas with paved pathways. Detached Garage with electric up and over door and power.

## **GUARANTEE**

10 year Premier guarantee warranty.

## **INFORMATION**

Please note that this specification is indicative and certain details may change, a full specification list is available via the agent upon securing a purchase of the plot.

## **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 Freehold

## **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 one way system forking to the right up the High street at the top follow the road to the right and immediately take the first left onto Northfield Road taking the first left after the surgery.