



Flat 5 De Rutzen, Market Street, Narberth SA67 7AX

Offers in the region of £107,000

**2 Bedroom First Floor Apartment
Grade II Listed Building
Town Centre Location
Benefiting From New Windows and Parking
E PC Rating E**

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

FC/FC/55806/230317

DESCRIPTION

Flat 5 is a 2 bedroomed apartment on the first floor of this Grade II listed building, it boasts new sash windows throughout and 11'4 high ceilings. The property has entrance Hall with 19' lounge/dining/ kitchen, the lounge having a wood fireplace with slate hearth offering a focal point, two bedrooms to the rear and family bathroom with airing cupboard. Other benefits include a designated parking space to the rear and secure entry system and intercom system into the main building. Narberth town has a good range of shops as well as banks, convenience stores, restaurants and boutiques not far from getting the Queens Hall Entertainment Centre and rail and bus links.

ENTRANCE HALL

10'5 x 2'9 (3.18m x 0.84m)

Entered via hardwood door, ceiling light, fitted carpet, door to:

INNER HALLWAY

13'6 x 3'3 (4.11m x 0.99m)

Ceiling light, smoke alarm, fitted carpet, doors to

LOUNGE/DINING/ KITCHEN

19'7 max X 15'8 max (5.97m max X 4.78m

Ceiling lights x 3, smoke alarm, coving, wood casement single glazed sash windows to front x 2, to the lounge and dining area is a wood surround fireplace with slate hearth and electric night storage heater, fitted carpet, to the kitchen a range of matching modern wall and base units with black worktops, 1 ½ drain stainless steel sink with mixer tap, plumbing for washing machine, electric over and 4 ring hob with extractor fan over, space for free standing fridge, tiled flooring.

BEDROOM 1

9'8 x 7'1 (2.95m x 2.16m)

Ceiling light, single glazed wood casement sash window to rear, electric wall heater, fitted carpet.

BEDROOM 2

11'4 x 9'6 (3.45m x 2.90m)

Ceiling light, single glazed wood casement sash window to rear, electric wall heater, fitted carpet.

FAMILY BATHROOM

8'6 x 6'4 (2.59m x 1.93m)

Ceiling light, panelled bath with electric shower over and glass shower screen, low level toilet, pedestal wash hand basin, tiled walls and flooring, airing cupboard housing the hot water tank and shelving.

EXTERNALLY

To the rear a designated parking space, entrance to the building is via locked gates, leading past the parking area to a secure coded door and intercom system.

SERVICES

We have been advised that mains water, drainage and electricity 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.

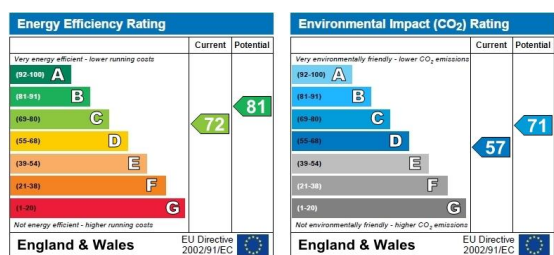
DIRECTIONS

From our office in Narberth, join the one way bearing left into Market Sq and proceed for 100 yards where the De Rutzen can be found on the left access is found to the rear of the building if the iron gates are locked.

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**John.
Francis**