

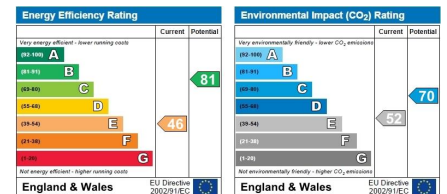
NEW PRICE



Flat 10 De Rutzen, Narberth SA67 7AX

Offers in the region of £100,000

2 Bedroom Second Floor Apartment
Town Centre Location
Secure Door Entry System and Designated
Parking
Grade II Listed Building
E PC Rating E



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DESCRIPTION

Beautifully presented 2 Bedroom apartment in the centre of Narberth town. Modernised by the current owners it benefits from fitted kitchen, bathroom and new carpets. Located on the second floor it has some lovely views over the roof tops at the front towards the church with countryside views to the rear. Entered via coded door to the ground floor and having an intercom system provides secure access to the property with a designated parking space to the rear guaranteeing parking. Narberth town has a good range of shops, cafés, convenience stores, restaurants and boutiques not forgetting the Queens Hall Entertainment Centre and rail and bus links.

ENTRANCE HALL

Entered via hardwood door, ceiling light, access to attic space, fitted carpet, door to:

INNER HALL

Ceiling light, smoke alarm, intercom phone, fitted carpet, doors to

LOUNGE/DINING/ KITCHEN

20'1 max X 16'4 max (6.12m max X 4.98m)
Open plan room with ceiling lights x 3, smoke alarm, coving, wood casement single glazed

sash windows to fore x 2, to the lounge and dining area fitted carpet, the kitchen area has a wide range of matching modern white wall and base units with solid wood worktops over, single drain stainless steel sink with mixer tap, space for freestanding fridge, Lamona fan assisted oven and 4 ring hob ceramic hob with extractor fan over, linoleum flooring

BEDROOM 1

10'2 x 9'5 (3.10m x 2.87m)

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

BEDROOM 2

10'2 x 7'1 (3.10m x 2.16m)

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

FAMILY BATHROOM

7'4 x 5'6 (2.24m x 1.68m)

Ceiling light, double wall light, extractor fan, panelled bath with electric shower over, low level toilet, pedestal wash hand basin, tiled walls, linoleum 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 system bearing left into Market Square and proceed for 100 yards where the De Rutzen building can be found on the left access is found to the rear of the building if the iron gates are locked.