



## **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**

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/72766/200919**

## **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 max)  
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

## **FACEBOOK & TWITTER**

Follow us on twitter  
@JohnFrancisNarb or on  
facebook [www.facebook.com/JohnFrancisEstateAgents](http://www.facebook.com/JohnFrancisEstateAgents)

## **TENURE**

We are advised that the property is Leasehold

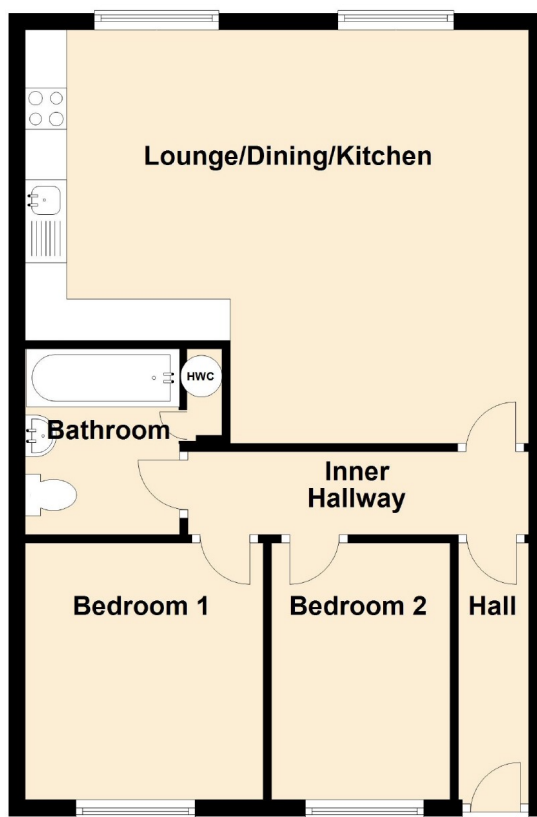
## **GENERAL NOTE**

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.

## Ground Floor

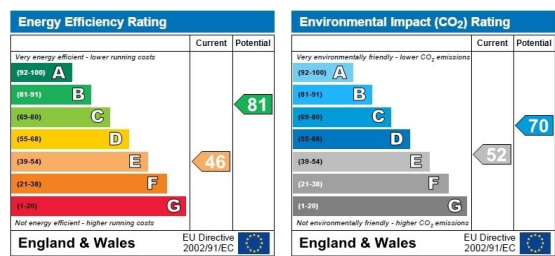


Flat 10 , De Rutzen, Market St, Narberth

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**John.  
Francis**