

Narberth Office:

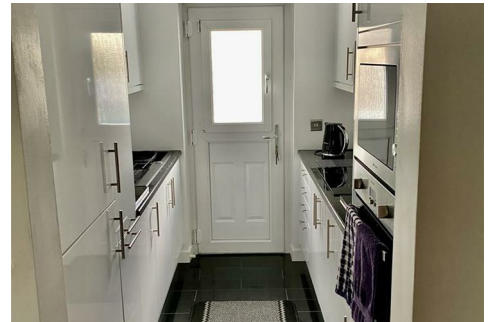
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9 Cawdor Court, Narberth, SA67 7AZ

£140,000

Beautifully presented ground floor, 2 bedroom apartment, in excellent decorative order. 2 double bedrooms, kitchen, utility, shower room, open plan sitting/dining room. With both front and rear door access.

An ideal purchase for a retired/semi retired person within a friendly community of like minded people, within walking distance to the old market town of Narberth.

A safe and comfortable complex, which the purchaser can be as involved as they wish. The property boasts views of the well maintained communal gardens.

ideal buy to let.

Description

Cawdor Court is a development of self-contained apartments designed for retired and semi-retired people, over the age of 55, situated in the very heart of Narberth. Narberth was voted as one of the most desirable places to live in a recent poll conducted by The Sunday Times.

The Town boasts an excellent primary school, Library and Swimming Pool, with sporting facilities including a prominent Rugby Club. The main A40 lies within a mile or so and provides excellent road links to the larger county towns of Haverfordwest and Carmarthen, some 10 miles and 20 miles or so distant respectively, whilst the ever popular coastal resorts of Saundersfoot and Tenby, and indeed the superb scenery of the South

Pembrokeshire coastline, lie within some 10 miles or so to the south. The town also has the benefit of a railway station and regular bus service. The Complex is within easy walking distance to the High Street.

Although Cawdor Court is situated almost in the centre of the town it is very much a haven of peace and tranquillity.

Storm Porch 3' x 4'1" (0.91m x 1.24m)

Entered via a hardwood door, with hanging space for coats, Hardwood flooring throughout

Hallway 13'6" x 3'2" (4.11m x 0.97m)



With doors to all other rooms, electric radiator, hardwood flooring throughout, double airing cupboard with automatic light, shelving and radiator.

Sitting room/ dining room 14' x 12'9" (4.27m x 3.89m)



With uPVC window to the fore, electric radiator, wall mounted coal effect, electric fire, hard wood flooring throughout. Arch way to Kitchen

Kitchen 7'11" x 7' (2.41m x 2.13m)



With glazed uPVC stable door to the rear, fitted base and wall units, integrated electric oven and microwave oven, electric hob with extractor fan over, integrated fridge/freezer, Pull out integrated larder, 1 1/2 bowl granite sink unit with mixer tap and with waste disposal unit. underfloor heating, tiled flooring throughout.

Bedroom 1 10'4" x 9' (3.15m x 2.74m)



With uPVC window to the fore, electric radiator, full wall of fitted glazed wardrobes and double fitted wardrobe, carpeted throughout

Bedroom 2 11'7" x 10'6" (3.53m x 3.20m)



With uPVC window to the rear, full wall of fitted glazed wardrobes, plus double fitted wardrobes, electric radiator, carpeted throughout

Utility Room 6'10" x 6' (2.08m x 1.83m)



With uPVC window to the rear, fitted base and wall units, space for washing machine and tumble dryer, electric radiator, tiled flooring throughout.

Bathroom 7' x 5'10" (2.13m x 1.78m)



With uPVC window to the rear, W.C., wash hand basin over vanity unit, double shower cubicle with 'mira' electric shower, fully tiled, fully tiled walls and flooring with underfloor heating.

Externally



The property has off road parking allocated at the front, full use of all the communal facilities, including pretty private gardens, and the shared lounge with kitchen and bathroom.

The current owners utilize the external space with patio table and chairs for alfresco entertaining.

General Remarks

An ideal purchase for a retired/semi retired person/couple within a friendly community of like minded people, within walking distance to the old market town of Narberth. A safe and comfortable complex, which the purchaser can be as involved as they wish. The property boasts views of the well maintained communal gardens.

The Estate Manager is responsible for day to day advice and assistance to residents. Safety and security are further ensured by each apartment being equipped with 24 hour round the clock cord-pull alarm system.

All the apartments are held on 999-year leases. Cawdor Court Company Limited owns the freehold and is, owned by the leaseholders in an ideal situation for those who wish to downsize or equity release. Each leaseholder is a

member of the company. The maintenance and services are managed by directors of the company and are appointed by the members.

Services

Mains Electricity, Water, Drainage, Council Tax Band B

Local Authority

Pembrokeshire County Council, County Offices, Haverfordwest, Pembrokeshire SA61 1TP Tel: 01437 764451

Service charge per month £130.00 to include all gardening, external insurance and maintenance of the complex

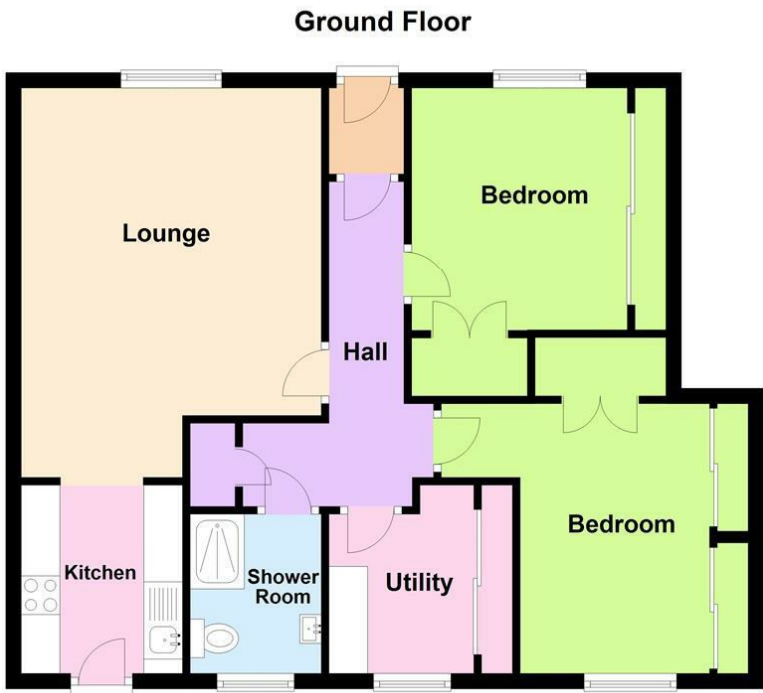
Tenure

Shared Freehold.

DIRECTIONS

From our Narberth office travel some 100 yards or so along Spring Gardens on the one way system and take the first turning on your right and then immediately left. Go through the gates and archway into the communal gardens. No 9 can be found in the corner right hand side of the complex.

Floor Plan

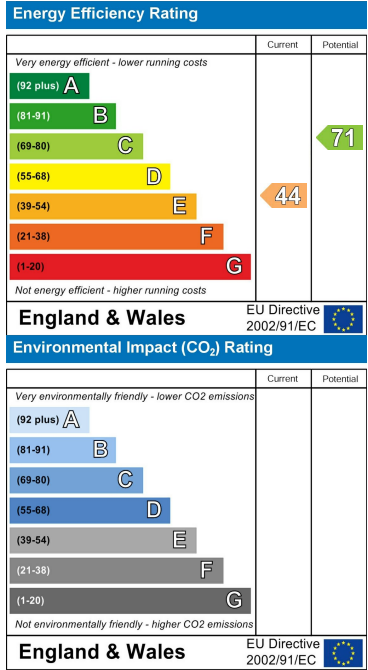


Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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