

SOLD
STC



4 Cae Tyddyn, Narberth, Pembrokeshire SA67 7FG

£279,950 - Freehold

Unit 29, Withybush Road, Haverfordwest, SA62 4BS 01437 620610 jamie@pembrokeshire-properties.co.uk



PROPERTY SUMMARY

Pembrokeshire Properties are delighted to introduce 4 Cae Tyddyn to the open market, a modern build detached home situated with a select cul-de-sac in the desirable town of Narberth. 4 Cae Tyddyn provides a wonderful turn-key opportunity to those looking for a growing/family home or forever home with its immaculately presented accommodation. Newly built in 2018, the property has approximately 5 years NHBC warranty remaining.

The accommodation enters to a porch which leads to a well-presented lounge with a window looking out onto the greenery situated to the fore of the cul-de-sac. From the rear of the lounge, a doorway leads to the hallway which provides access to a fair sized cloakroom/WC and stairs leading up to the first floor accommodation. A modern kitchen dining room runs across the whole rear home the ground floor providing a wonderful social hub to the home and offering French doors out onto the garden. The spacious landing area provides access to the first floor accommodation which offers 2 bedrooms situated to the rear, 1 large single bedroom and a double bedroom. The family bathroom is situated in the centre of the accommodation, a very good size master bedroom runs to the fore with dual aspect windows and offering an en suite shower room. The property benefits from uPVC double glazing and gas central heating.

Externally, to the fore there is a tarmac driveway with ample parking for 2 vehicles leading up to the garage which has power connected. Side access leads to the fully enclosed South facing rear garden which has been landscaped with a large patio seating area accessed directly from the back of the property. Steps lead up to generously sized lawn area with raised flower beds to the rear.

Situated in the popular old market town of Narberth with its range of amenities including but not limited to; doctors surgery, mini-marts, boutique shops, primary school, cafes, restaurants and train station. Narberth provides easy access to the A40 and to the favourite seaside resorts of Tenby and Saundersfoot.

Services: We are advised that all mains services are connected.

Local Authority: Pembrokeshire County Council

Council Tax: Band E

EPC Rating: B

Service Charge: £190 p/a.



POINTS OF INTEREST

- *Detached House*
- *Modern Build*
- *3 Bedrooms*
- *2 Bathrooms & WC*
- *Lounge & Kitchen Dining Room*
- *Immaculate Accommodation*
- *Landscaped South Facing Rear Garden*
- *Driveway & Garage*
- *Desirable Location*

ROOM DESCRIPTIONS

Porch

Lounge

4.8m x 3.14m (15' 9" x 10' 4")

Kitchen Dining Room

5.75m x 2.19m (18' 10" x 7' 2")

WC / Cloakroom

Hallway

First Floor Landing

Bedroom 1

5.5m x 2.5m (18' 1" x 8' 2")

En Suite Shower Room

Bedroom 2

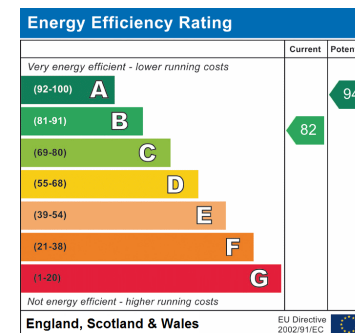
3.5m x 2.66m (11' 6" x 8' 9")

Bedroom 3

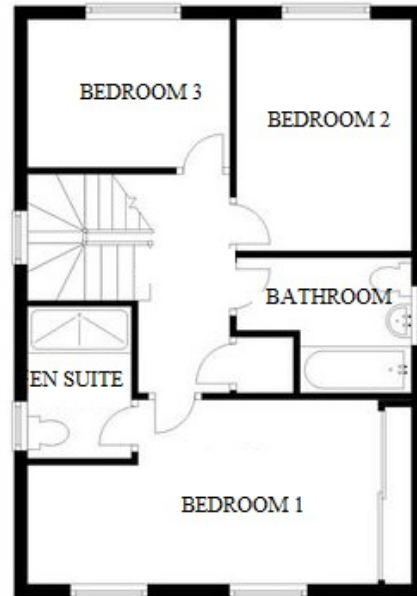
3m x 2.21m (9' 10" x 7' 3")

Bathroom

Garage



FIRST FLOOR



GROUND FLOOR

