



9 Victoria Close
Narberth, SA67 7DZ
OIRO: £129,950 | Freehold | EPC: E



An investment opportunity, this three-bedroom property offers functional accommodation arranged over two floors with low-maintenance outdoor spaces. Featuring an enclosed front area, a small paved courtyard to the rear. It presents a practical layout well-suited to buy-to-let investors or buyers seeking a home with scope for improvement.

Entered via a uPVC front door, the entrance hall provides access to the main rooms with useful under-stair storage. The kitchen includes fitted units with worktop space, tiled splash back, and room for appliances, with a front-facing window providing natural light. The lounge is a good-sized reception room with carpeted flooring and French doors opening to the rear courtyard. The first floor includes three bedrooms — two doubles and a single — all carpeted and fitted with electric heating. The bathroom features a panelled bath with electric shower over, WC, wash basin, and a front-facing window for natural light.

This property is located within walking distance of the vibrant Narberth High Street. Narberth is renowned for its charming independent shops, cafés, and restaurants, along with excellent local amenities such as a leisure centre, swimming pool, and well-regarded primary schools. The Queens Hall, a hub for live performances and cultural events, is also nearby. This properties location in Pembrokeshire offers easy access to the county's stunning coastline and picturesque beaches, making this an ideal choice for those seeking a mix of rural tranquillity and convenient access to the best of West Wales.



Entrance Hall

2.77m x 2.10m (9'1" x 6'11")

Entered via a uPVC front door, the hallway features carpet underfoot and access to the principal ground floor rooms. Carpeted stairs rise to the first floor, with a practical storage area beneath — ideal for coats, shoes, and everyday essentials.

Kitchen

3.04m x 2.77m (10'0" x 9'1")

Vinyl wood-effect flooring runs throughout, with a range of matching base and eye-level cabinets with worktop space and tiled splash back. There is space for a freestanding cooker, plumbing for a washing machine, and room for a fridge-freezer. A window to the front aspect brings in natural light, while a serving hatch connects through to the lounge.

Lounge

5.14m x 4.32m (16'10" x 14'2")

Carpet underfoot defines this generous reception space, enhanced by a dado rail and feature lighting. TV connection points are in place, with a window to the rear aspect and french doors opening to a small enclosed courtyard.

First Floor

Bedroom One

3.20m x 3.04m (10'6" x 10'0")

With carpet underfoot. and ample space for a double bed and additional furnishings. Fitted with electric heating. Window to the fore aspect.

Bedroom Two

3.89m x 3.04m (12'9" x 10'0")

Carpeted floor continues with room for a double bed and furniture. Electric heating and a rear aspect window.

Bedroom Three

2.20m x 2.10m (7'3" x 6'11")

Carpeted and suitable as a single bedroom or home office. Electric heating and window to the rear.

Bathroom

22.10m x 1.71m (6'11" x 5'7")

Vinyl flooring with panelled bath and electric shower over. Finished with a mix of tiles and tile boards, complete with WC, wash basin, mirrored cabinet, and window to the fore.

External

To the front is a small paved area enclosed by wooden fencing. To the rear, a paved courtyard provides a seating area, enclosed by a dwarf wall and wooden fencing, with views of green space and trees.

Additional Information

We are advised that mains services are connected, with electric heating throughout.

Council Tax Band

C (£1,468.42)

What3Words

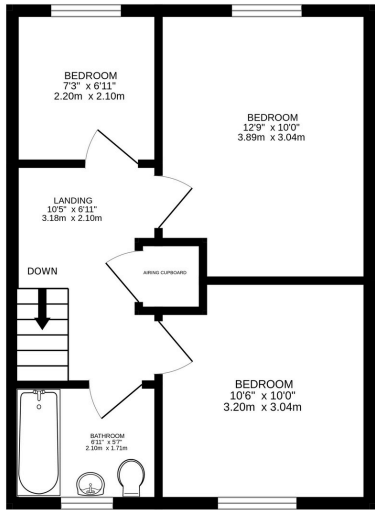
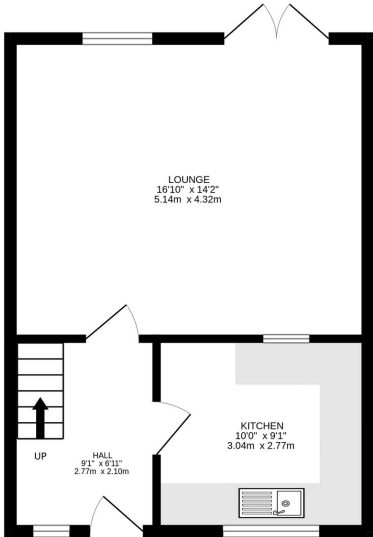
radiates.portable.become





GROUND FLOOR
392 sq.ft. (36.4 sq.m.) approx.

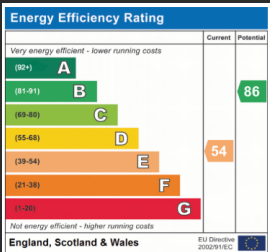
1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 784 sq.ft. (72.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix 12/2025



While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER BRYCE & CO ESTATES LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY GUARANTEES OR WARRANTIES WHATSOEVER IN RELATION TO THIS PROPERTY.