



Green Croft 18 Station Road, Narberth, SA67 7DR

Offers In The Region Of £385,000

Virtual Viewing Tour Ready!

A traditional 5 bedroom detached house of a period age and style, with open fireplaces, tall ceilings, swan neck staircase, sash style double glazed windows and much more is on offer within the spacious accommodation this classic family home provides. The property is situated in a highly convenient location within Narberth town, being only a short stroll from the high street parade of shops and services. There is plenty of space for ample off road car parking and a lovely colourful garden.

Accommodation

Front door with arched fan light above opens into:

Hallway

Tiled flooring, radiator. Doors open to:

Sitting Room



Beautiful open fireplace, alcoves, double glazed sash window to front, radiator.

Lounge/Diner



Dual aspect double glazed sash windows to front and rear, gas fireplace, wood laminate flooring, radiators.

Frosted double doors open to inner hallway

Inner Hall

Stairs rise to first floor, continuation of tiled floor, under stairs storage cupboard with lighting, radiator, door to study, door to:

Kitchen



Fitted with a modern range of wall and base storage units, granite worksurfaces over, integrated Neff dishwasher, washing machine, induction hob, full size oven and microwave. Caple extractor hood, Integrated Caple fridge freezer and 2 upright freezers, plate warming draw, cupboard housing an Ideal Mexico gas boiler servicing the domestic hot water and central heating, Franke 1 and a half bowl sink, LED ceiling lights, double glazed window to rear, external double glazed door to side, radiators, door to passageway, door to:

Store Room

With shelving and providing excellent storage.

Passageway

Tiled flooring, doors to:

Shower Room

Comprising a corner shower cubicle, W.C, pedestal wash basin, radiator, frosted double glazed window.

Study

Radiator, frosted double glazed window, door back to inner hall.

First Floor Split Landing

Half landing with built in airing cupboard with hot water cylinder and shelving, doors to:

Bedroom 5



Double glazed window to rear, pedestal wash basin, radiator.

Shower Room

Heated towel rail, shower cubicle, frosted double glazed window to rear.

Bathroom

Roll top bath, pedestal wash basin, W.C, part tiled walls, radiator, frosted double glazed window to rear, mirrored wall cupboard.

Main Landing



With spindle balustrade, access to insulated loft, doors open to:

Bedroom 1



Double glazed sash window to front, pedestal wash basin, radiator, cabinet with LED mirror and shaver / electric toothbrush point.

Bedroom 2



Exposed wooden floor, double glazed sash window to rear, radiator, pedestal wash basin.

Bedroom 3



Double glazed sash window to front, radiator, pedestal wash basin.

Bedroom 4



Exposed wooden floor, double glazed window to side, pedestal wash basin, radiator.

Box Room

Exposed wooden floor, double glazed sash window to front, radiator.

Externally



To the side of the house there is a large hardstanding driveway, with parking for two cars in tandem and a useful garden shed. At the front is a small enclosed garden with wrought iron railings and entrance gate. To the rear there is a manageable garden with mature flower beds and yard area with second shed and greenhouse.

Services

We understand all mains services are connected, drainage, water, gas and electric. The property also benefits from having solar panels.

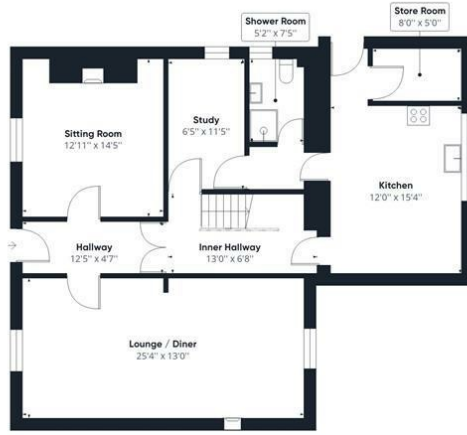
Tenure

Freehold

Directions

From our office proceed up Spring Gardens and at the junction head straight over onto Station road, where the property is easily found on the right hand side, identified by our JJMorris for sale sign.

Floor Plan

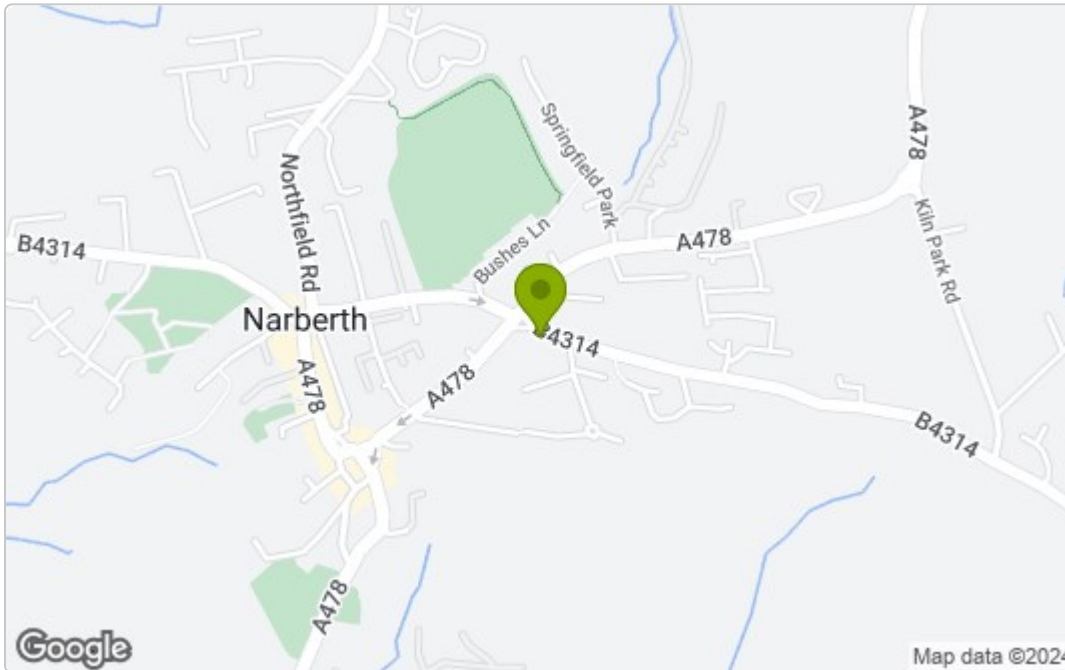


Floor 0



Floor 1

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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