



Redbriars , Cold Blow, SA67 8RL

Offers In The Region Of £319,995

New Price! Motivated Seller!!

A superb modern 3 bedroom detached house with private gravelled driveway and detached garage, situated in the popular village of Cold Blow, just a couple of miles from the town of Narberth. This beautifully presented house provides excellent spacious accommodation with all 3 bedrooms being of a double size. The kitchen/diner and lounge both offer plenty of space and would particularly suit a family. Further benefits include double glazing and an oil fired central heating system. Outside the garden is full of colour, with established borders, and is a lovely feature to this property. Anyone seeking a home that is ready to move straight in and enjoy must come to see this house.

Situation

Cold Blow is a small village found less than 2 miles south-east of Narberth, in the heart of Pembrokeshire. It is situated on the B4315 Princes Gate to Templeton road. Narberth is the near by town and offers a good selection of independent shops and cafes etc. The main A40 is roughly 4 miles distant, and connects to larger towns in the area such as Haverfordwest, Carmarthen and the M4. Pembrokeshire is well known for its natural beauty and coastline, with stunning beaches and seaside villages in abundance. Saundersfoot, Amroth, Manorbier and Tenby are all within a short drive from this location.

Accommodation

Entrance Hall

Accessed by a double glazed front door with decorative stained glass detailing, stairs rise to the first floor with bespoke pull out under stairs storage cupboards. Double glazed windows, radiator, laminate flooring, doors to:

Lounge



Triple aspect with double glazed windows to the front and side, with external double glazed French doors to the rear garden. Feature fireplace with tiled heath, radiators.

Kitchen/Diner



Fitted with a range of modern wall and base storage units

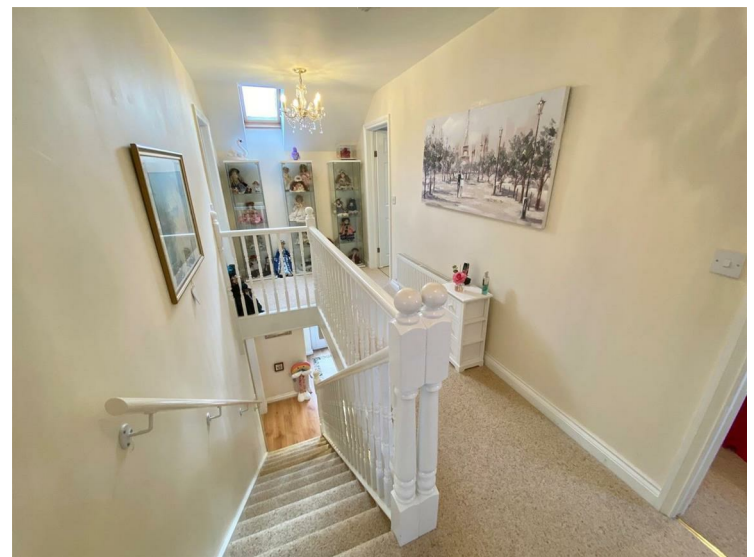
with worktops over, 1 and a half bowl stainless steel sink and drainer, single electric oven, 4 ring induction hob, stainless steel extractor hood, tiled splash backs, plumbing for washing machine, door back to hall, external double glazed door to side, dining area with double glazed window to front.



Cloakroom

With a W.C, pedestal wash hand basin, worktop and fitted wall cupboards, double glazed window, Worcester oil fired boiler serving the domestic hot water and central heating.

First Floor Landing



Spindle balustrade, Velux roof window, built in airing cupboard, separate double wardrobe, radiator, access to loft, doors open to:

Bedroom 1



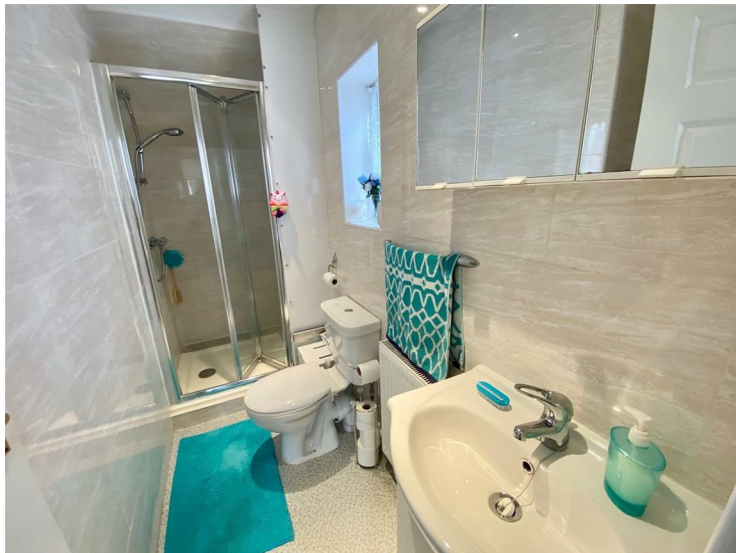
Double glazed window to front, fitted wardrobes, radiator, door to:

Bedroom 3



Double glazed window to front, radiator.

En-suite



Comprising a shower cubical, W.C, wash hand basin set in vanity storage unit, tiled walls, double glazed window to side, radiator.

Bathroom



Comprising a large walk in shower cubical, bath with mixer shower taps over, wash hand basin set in vanity storage unit, W.C, part tiled walls, frosted double glazed window to rear, heated towel radiator.

Bedroom 2



Double glazed window to rear, radiator.

Externally



A private gravelled driveway is found at the back of the

property, which leads up to the garage and provides ample off road car parking space. The rear garden is of a good level size and has a central lawn with established colourful borders. There is access on both sides of the house which lead to the front, where there is a pedestrian gate opening from the front pavement.



Detached Garage



With up and over door to the front, window & door to side.

Tenure

Freehold

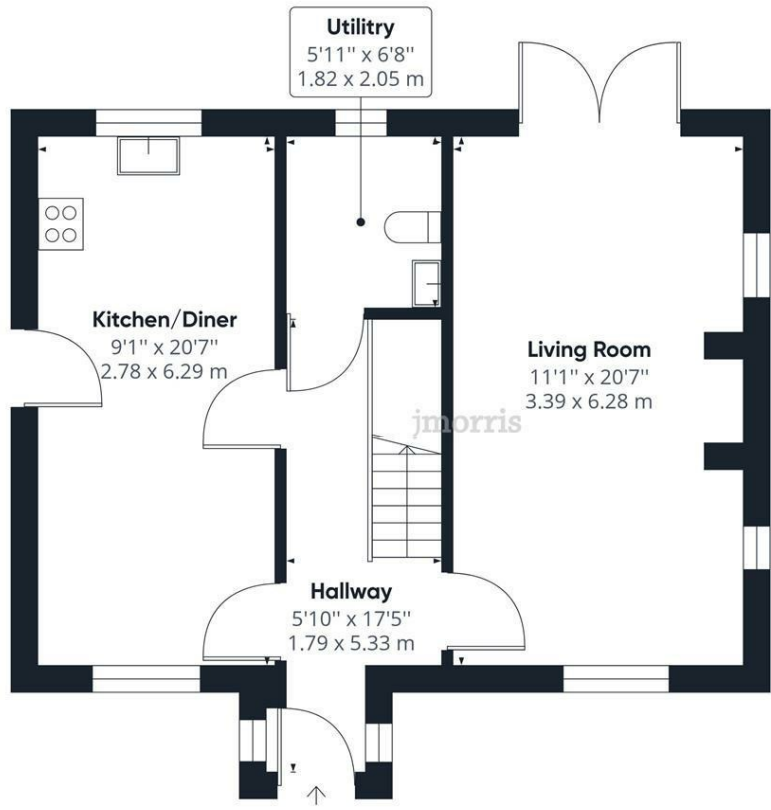
Services

We are advised the property enjoys mains water, drainage and electric. Oil fired heating.

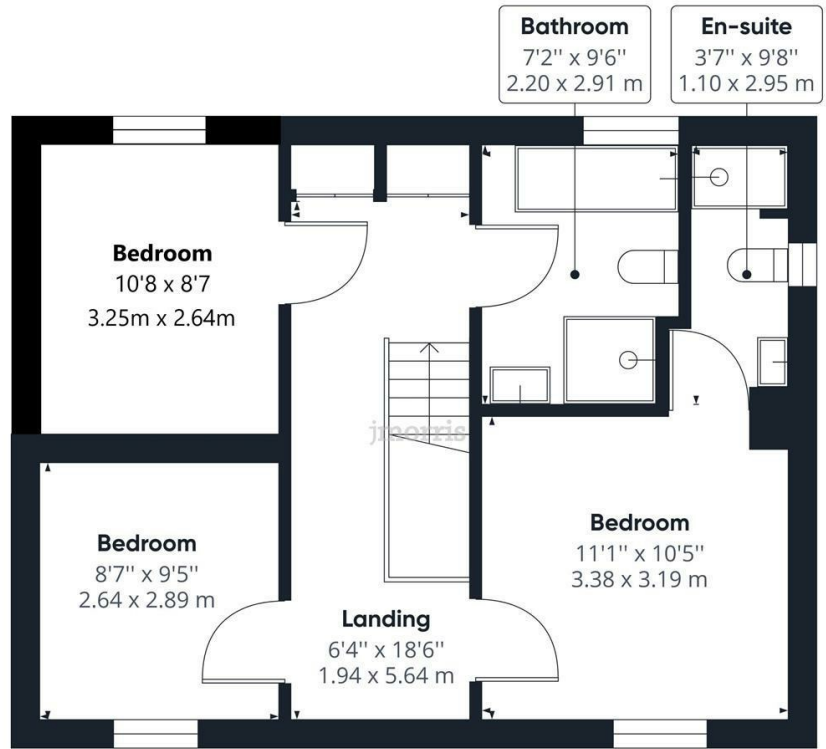
Directions

From Narberth, head due south on the A478 road and turn left at the junction after the Brandon tool hire depo. Follow this road into Cold Blow. Come to the village junction and bear left, the property is then immediately found on the left hand side, as identified by our JJMorris for sale sign. Alternatively, before the village junction there is a left hand turn down a lane, if you head down here you will find the gravelled driveway on the right hand side which has ample parking space.

Floor Plan



Floor 0

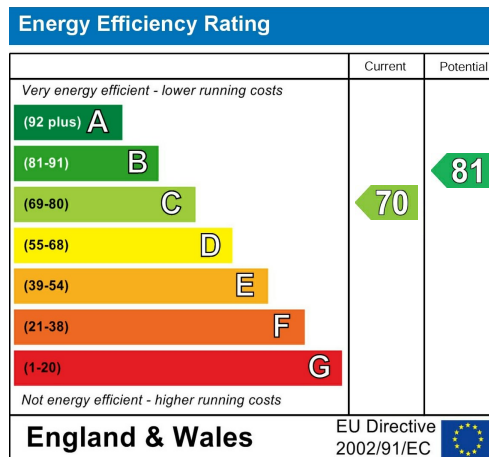


Floor 1

Area Map



Energy Efficiency Graph



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