



25 Redstone Court, Narberth, SA67 7EU

**Offers In The Region Of £239,950**

A modern 3 bedroom semi-detached house, situated on a popular and convenient cul-de-sac within Narberth town, only a short walk from near by amenities and the towns high street shops. This lovely house is well presented and benefits from having a good size lounge/diner with French doors opening onto its private garden, plus a master En-suite and off road car parking. An ideal home for first time buyers, small families etc with internal viewing being highly recommended.

### Situation

The property is located only a few minutes walk from Narberth towns high street, being situated on a modern development of similar premium housing. Narberth has lots to offer and is known for having a good variety of small independent / artisan shops and eatery's. There is an excellent leisure centre, swimming pool, primary schooling, the Queens Hall which has live performances and exhibitions, plus much more. Narberth is centrally located in the beautiful county of Pembrokeshire, with a stunning coastline and many beaches within comfortable driving distance.

### Accommodation

#### Entrance Hall

Wood laminate flooring, stairs rise to first floor, radiator, doors open to:

#### Cloak Room

W.C, pedestal wash hand basin, part tiled walls, frosted double glazed window to front, radiator.

#### Kitchen



Fitted with a range of wall and base storage units, one and a half bowl single drainer sink, 4 ring gas hob, single electric oven, stainless steel extractor hood, part tiled walls, plumbing for washing machine, double glazed window to front, integrated dish washer.

### Lounge Diner



External double glazed French doors to rear garden, built in under stairs storage cupboard, wood laminate flooring, radiators.



## First Floor Landing



Built in airing cupboard, access to loft space with pull down ladder, radiator, doors open to:

## Ensuite



Comprising a large shower enclosure, pedestal wash hand basin, W.C, part tiled walls, frosted double glazed window,

## Bedroom 1



Double glazed window to front, radiator, door to:

## Bedroom 2



Double glazed window to rear, radiator.

### Bedroom 3



Double glazed window to rear, radiator.

### Bathroom



Comprising a bath with shower over, W.C, pedestal wash hand basin, part tiled walls, radiator, frosted double glazed window.

### Externally



To the front of the property is a small lawn garden and hard standing driveway providing off road car parking space. Gated side access leads to the rear with patio, lawn and decked seating.

### Services

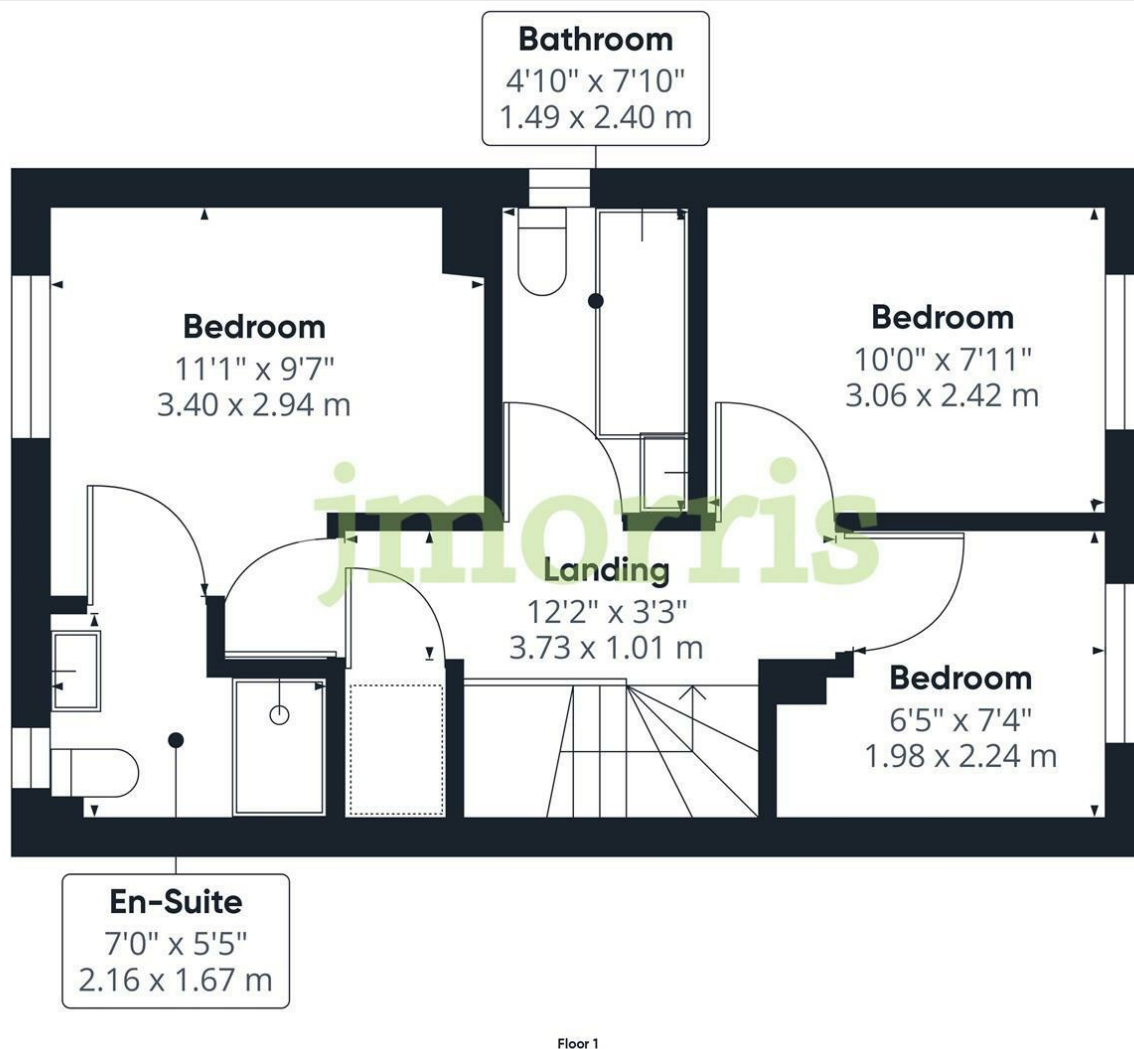
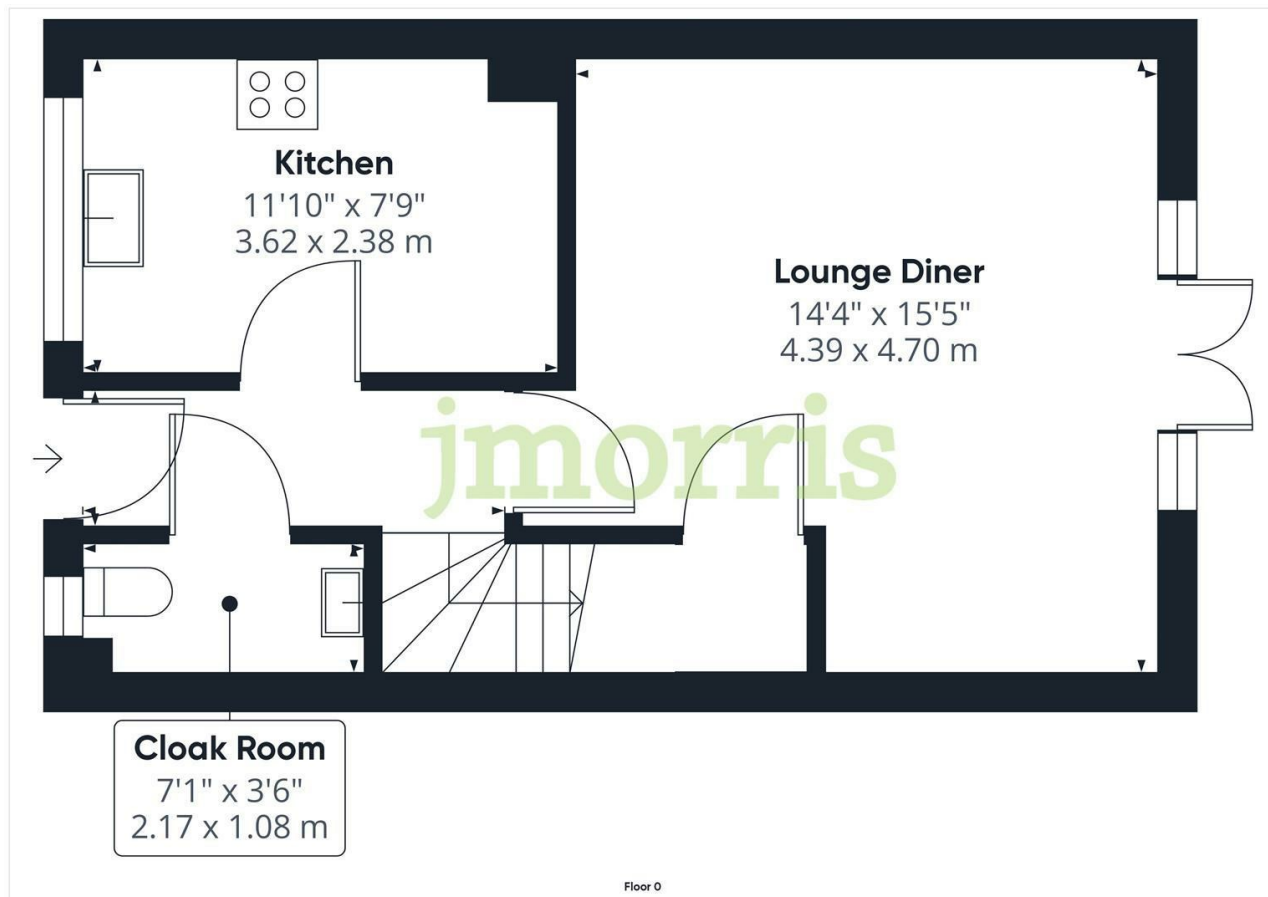
We are advised mains water, electric, drainage and gas are connected, plus solar roof tiles.

### Tenure

Freehold

### Directions

From our office in Narberth, proceed up Northfield road and onto Redstone road. You will then see the entrance into Redstone Court on your right hand side. Turn right and number 25 is found on the left hand side, as identified by our JJMorris for sale sign.






## Area Map



## Energy Efficiency Graph

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

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