



7 Ashburton Grove, Princes Gate, SA67 8HX

Offers In The Region Of £399,000

A very spacious detached house situated on a lovely residential cul-de-sac, within the village of Princes Gate, only a couple of miles from Narberth town. This property is wonderfully presented and offers fantastic modern accommodation of an incredibly spacious size that is bound to impress! There is a large open plan lounge/diner/kitchen, plus a separate living room and a generous office, all on the ground floor, whilst upstairs has 3 incredibly spacious king size bedrooms, each having their own En-suite bathroom! The views from the rear facing bedrooms span all the way towards the Preseli Hills. Outside there is a driveway providing off road car parking and an enclosed level garden that is part lawn and patio. There is also a useful adjoining workshop. Viewing is absolutely essential to appreciate the deceptive size and quality of this fine detached modern home.

Situation

Princes Gate is a small village settlement, being conveniently situated just outside the Town of Narberth by approximately 2 miles or so. Narberth has a traditional shopping high street with a wide range of independent businesses ranging from boutique shops to cafes, as well as a public swimming pool, leisure centre, primary schooling etc and is within easy driving distance from larger towns in the area such as Haverfordwest, Carmarthen and Tenby. The Pembrokeshire coast is famous for its spectacular beaches and walks, so it is an added bonus that within 5 miles from this property the South coast can be easily reached.

Accommodation

Double glazed front door opens into:

Porch

Tiled flooring, double glazed window to side, radiator, oak door opens into:

Entrance Hall



Oak stairs rise to first floor, under stairs storage cupboard, radiator, oak doors to:

Cloak Room

Comprising a W.C, wash hand basin, radiator, tiled floor.

Living Room



Dual aspect double glazed windows to both sides, electric fire set on a slate heath with wall mantel over, radiator.

Lounge/Diner



Double glazed sliding patio doors and double glazed

window to rear, double glazed window to side, radiator, opening leads through to office, archway leads on to:

Kitchen



Fitted with a range of wall and base storage units, worktops over, Rangemaster cooker with pull out extractor hood over, one and a half bowl sink, integrated dish washer and fridge, dual aspect double glazed windows to rear and side, tiled flooring, part tiled walls, Worcester oil fired boiler serving the domestic hot water and central heating, kitchen island unit with worktop, radiator, door back to hallway, double glazed external door to side, oak door to:

Utility

Fitted wall and base storage units, worktops, single sink, plumbing for washing machine, space for further white goods, tiled floor, part tiled walls, radiator, double glazed window to front aspect.

Office



Double glazed window to side, radiator, oak door back to hallway.

First Floor Landing



Oak spindle balustrade, radiator, Velux roof window, access to eaves storage space, built in airing cupboard. Oak doors to:

Bedroom 1



Dual aspect double glazed windows to each side, radiator, built in single and walk-in wardrobes, oak door to:

En-suite



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

En-suite



Comprising a shower cubicle, pedestal wash hand basin, W.C, radiator, tiled floor, part tiled walls, frosted double glazed window.

Bedroom 2



Dual aspect double glazed windows to side and rear, enjoying wonderful far reaching views towards the Preseli hills, radiator, built in wardrobe, oak door to:

Bedroom 3



Dual aspect double glazed windows to rear and side, enjoying the same delightful views towards the Preseli hills. Radiator, built in wardrobe, oak door to:

En-suite



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

Externally



To the front of property is a hard standing driveway. To the rear is a lovely garden of a manageable size also enjoying views towards the Preseli hills, with patio, lawn and decking. A pathway leads around to the far side and rear, where there are further small areas of garden.

Adjoining Workshop

Accessed independently from the house with front and rear double glazed doors. Power and lighting connected. Loft storage space.

Services

Mains water and electric are connected. Private drainage. Solar electric & hot water panels.

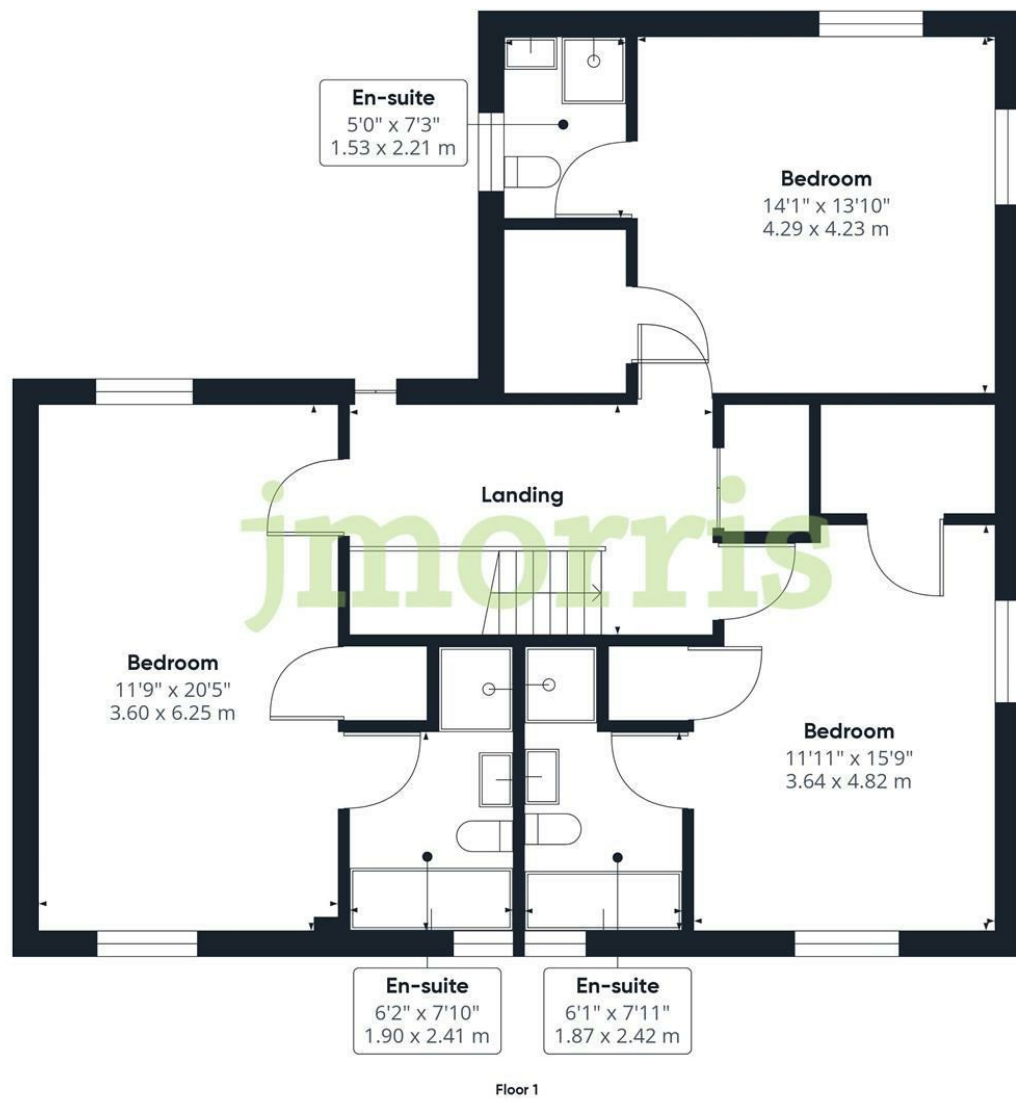
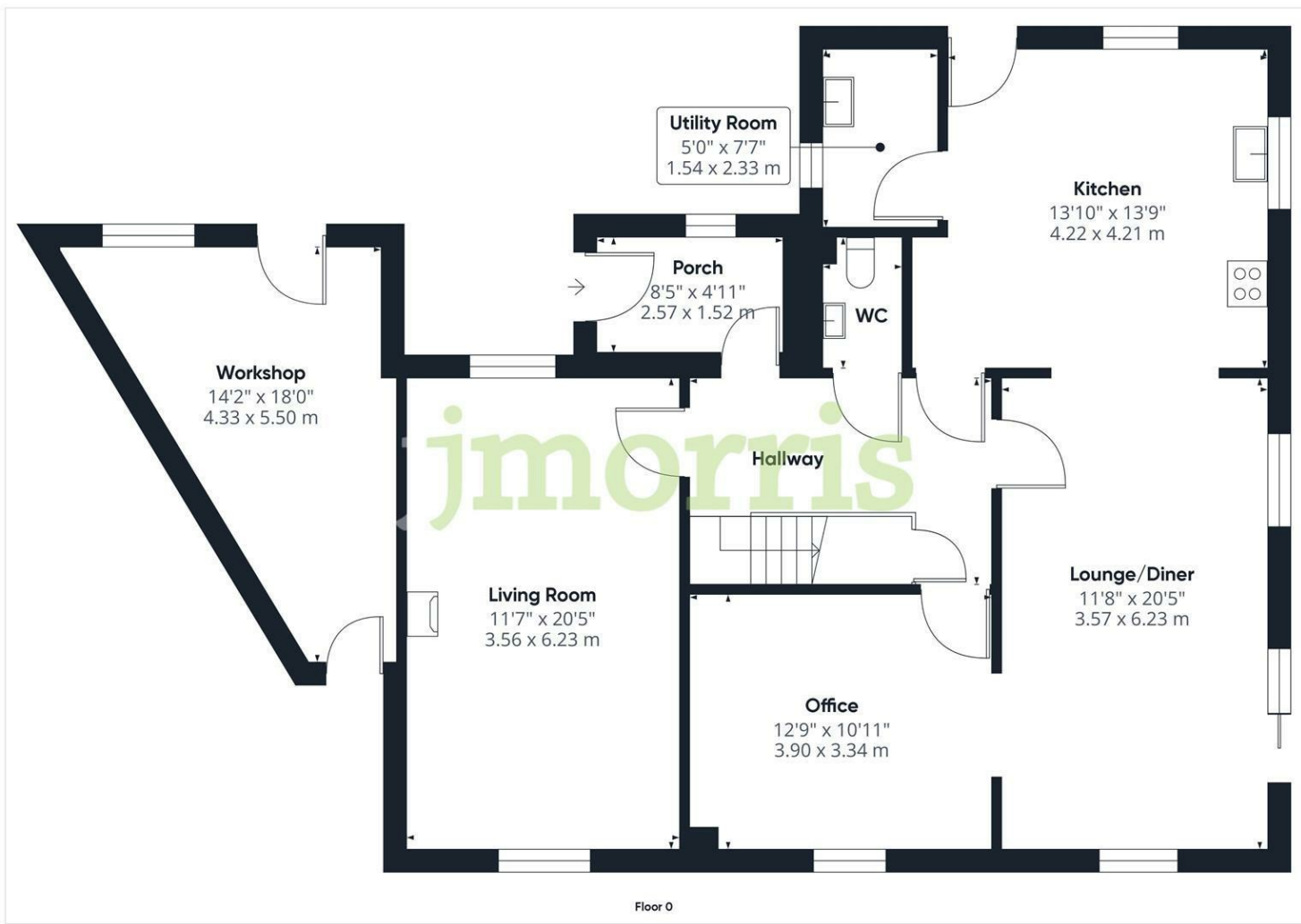
Tenure

Freehold

Directions

From Narberth, travel out on the B4314 for approximately 2 miles until reaching Princes Gate. At the cross roads, turn right and then turn immediately right again into Ashburton Grove. Number 7 is found at the end of this private road on the right hand side.

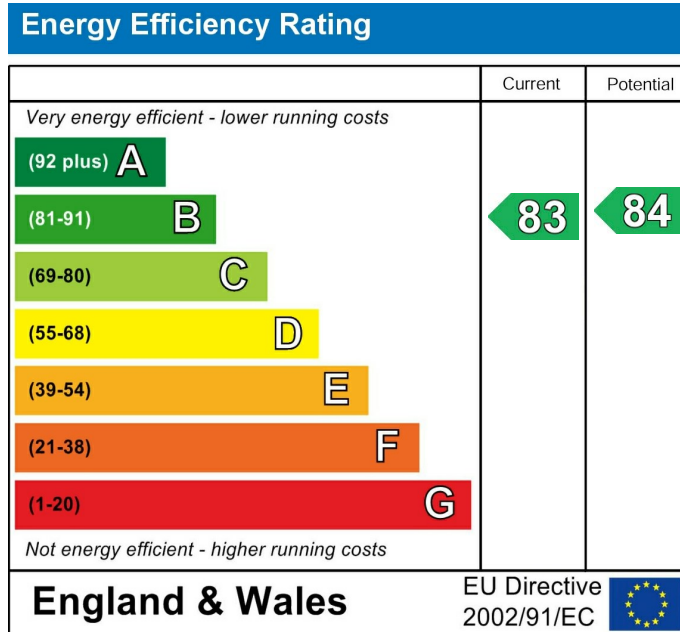
Floor Plan



Area Map



Energy Efficiency Graph



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