

NEW PRICE



4 The Hawthorns, Coxhill, Narberth SA67 7UP

Offers in the region of £285,000

4 Bedroom Detached House
Enclosed Rear Garden
Detached Garage and Parking
Ideally Located for Access to Towns Amenities
EPC Rating D

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

FC/FC/70838/190619

DESCRIPTION

A modern 4 bedroom detached property situated in a sought after location in the heart of Narberth town with the added advantage of ample parking, garage and enclosed level rear garden. The property flows comfortably from room to room with spacious living areas and is situated on a small cul-de-sac of 5 properties.

Narberth town is just a short walk and provides an array of individual shops, cafes, restaurants and entertainment. It is ideally located for commute to the many attractions Pembrokeshire has to offer by way of train, bus and road links.

ENTRANCE HALL

13'2 x 6'1 (4.01m x 1.85m)
Entered via obscure double glazed door, ceiling light, coving, smoke alarm, radiator, stairs to first floor with storage cupboard under, fitted carpet, door to:

CLOAKROOM

5'8 x 3'3 (1.73m x 0.99m)
Ceiling light, extractor fan, low level WC, wash hand basin, vinyl flooring.

LOUNGE/DINING ROOM

22'5 x 12'7 (6.83m x 3.84m)
Ceiling light x 2, coving, wall lights x 3, double glazed window to fore, double glazed patio doors to rear, wood surround fireplace with electric fire inset, radiators x 2, fitted carpet, door to:

KITCHEN

16'3 x 9'3 (4.95m x 2.82m)
Ceiling light x 2, coving, double glazed windows x 2 to rear, range of matching wall & base units with complementary worktops over, 1 ½ drain stainless steel sink, Indesit eye level oven and grill, Logik 4 ring ceramic hob with extractor fan over, radiator, vinyl flooring, door to:

UTILITY

9'8 x 5'7 (2.95m x 1.70m)
Ceiling light, coving, double glazed door to front and rear,

base unit under stainless steel single drain sink, worktops over, plumbing for washing machine, space for tumble dryer and under counter freezer or fridge, Vaillant combi boiler, tiled flooring.

STUDY

9'7 x 8'9 (2.92m x 2.67m)
Ceiling light, coving, double glazed window to fore, double door built in cupboard, radiator, fitted carpet.

FIRST FLOOR

LANDING

Ceiling light, coving, smoke alarm, access to attic space, airing cupboard housing hot water tank and shelving, fitted carpet, doors to:

BEDROOM 1

12'7 x 9'1 (3.84m x 2.77m)
Ceiling light, coving, double glazed window to rear, radiator, single door built in wardrobe, fitted carpet, door to:

EN-SUITE SHOWER ROOM

9'5 x 3'8 (2.87m x 1.12m)
Ceiling light, coving, obscure double glazed window to side, double shower, pedestal wash hand basin, low level WC, radiator, vinyl flooring.

FAMILY BATHROOM

8'4 x 5'7 (2.54m x 1.70m)
Ceiling light, coving, extractor fan, obscure double glazed window to rear, panelled bath with mixer tap and shower head, vanity wash hand basin and WC, radiator, vinyl flooring.

BEDROOM 2

10'8 x 7'4 (3.25m x 2.24m)
Ceiling light, coving, double glazed window to rear, radiator, double door built in wardrobe, fitted carpet.

BEDROOM 3

9'7 x 8'7 (2.92m x 2.62m)
Ceiling light, coving, double glazed window to fore, radiator, double door built in wardrobe, fitted carpet,

BEDROOM 4

12'7 x 8'7 (3.84m x 2.62m)

Ceiling light, coving, double glazed window to fore, radiator, single door built in wardrobe, fitted carpet,

EXTERNALLY

The property is approached on a block paved drive with parking for 2/3 cars and a Detached Garage 17'9 x 9'1 with up and over door, double glazed window and door to side, power and lighting. The front garden is laid to lawn with gated side entrances to the rear garden. The enclosed rear garden is fenced with trees at the side and rear, a decked patio area with balustrade is located off the lounge.

SERVICES

We have been advised that all mains services are connected.

VIEWING

By appointment with the selling Agents on 01834 861812 or e-mail narberth@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 1:00pm

FACEBOOK & TWITTER

Follow us on twitter @JohnFrancisNarb or on facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

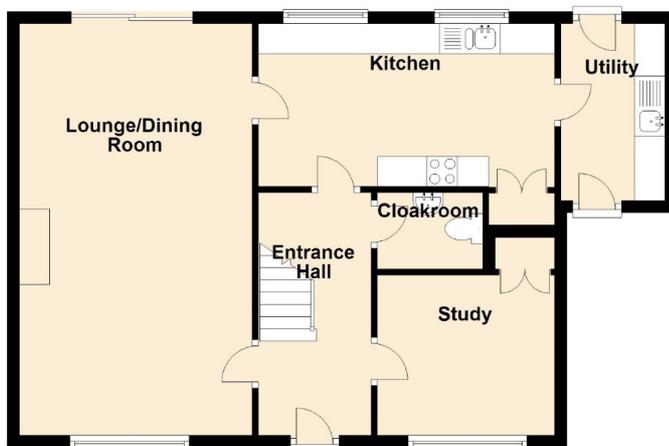
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

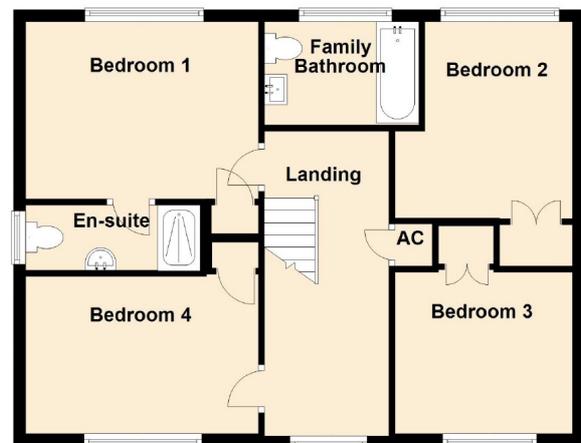
DIRECTIONS

From our Narberth Office follow the one way system to the top of the High Street taking the left hand fork and proceed passing the green, Hawthorn Close is the first turning on the left and the property can be found by the property will be located on the right hand side.

Ground Floor



First Floor

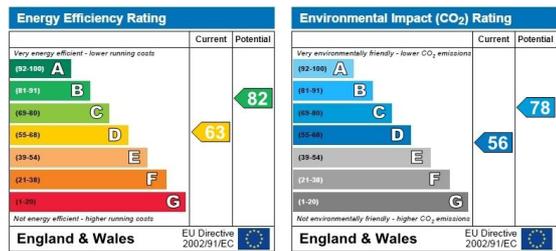


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**John.
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