



7 Ashburton Grove, Princes Gate – SA67 8HX

Offers in Region of £380,000

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## 7 Ashburton Grove

Princes Gate, Narberth

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.

### **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:

### **En-suite**

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

### **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 hand 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.

### **Utilities & Services**

Heating Source: Oil central heating

Electric: Mains plus solar electric & hot water panels.

Water: Mains

Drainage: Private

Local Authority: Pembrokeshire County Council

Council Tax: Band B

EPC: F

Tenure: Freehold and available with vacant possession upon completion.

### **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.

### **Broadband Availability**

According to the Ofcom website, this property has both standard and ultrafast broadband available, with speeds up to Standard 1mbps upload and 11mbps download and Ultrafast 220mbps upload and 1000mbps download. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available.

Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### **Mobile Phone Coverage**

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice – Limited & Data – Limited

Three Voice – Limited & Data – Limited

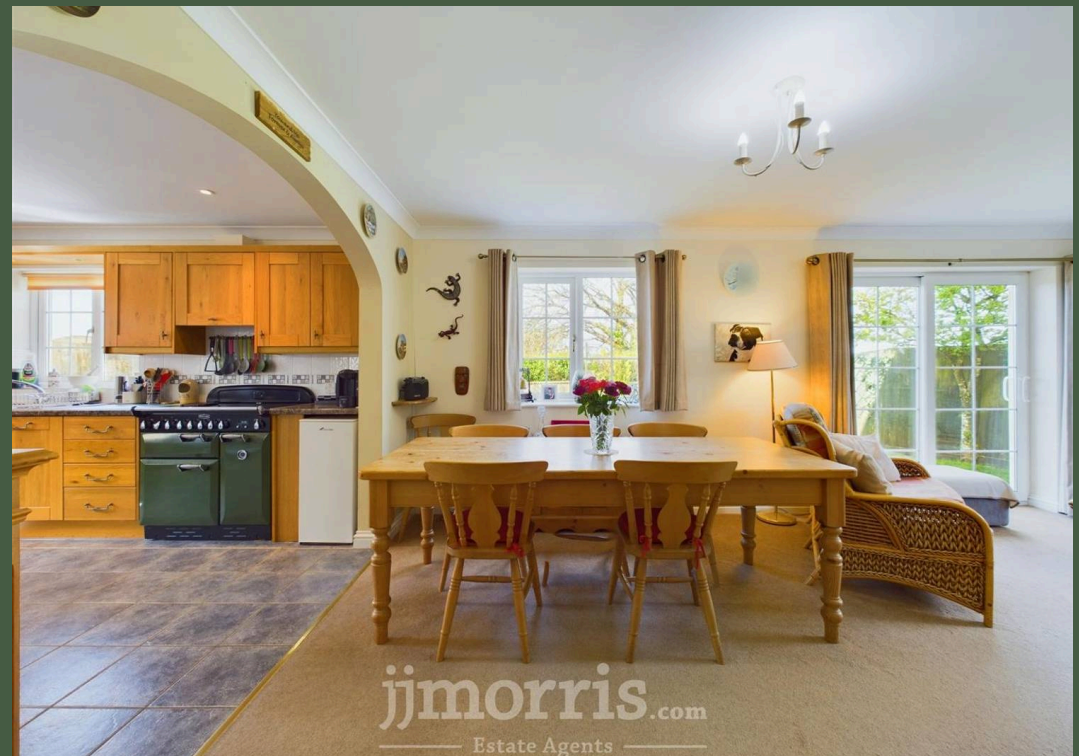
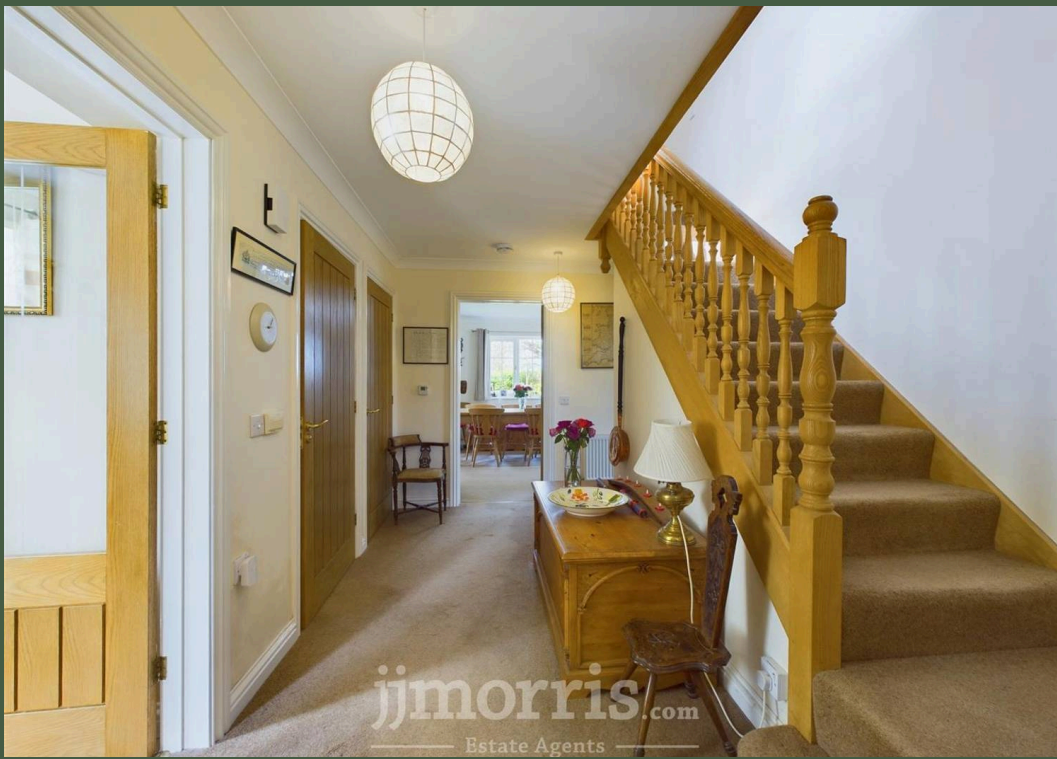
O2 Voice – Likely & Data – Limited

Vodafone. Voice – Limited & Data – Limited

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### **Anti Money Laundering & Ability To Purchase**

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.

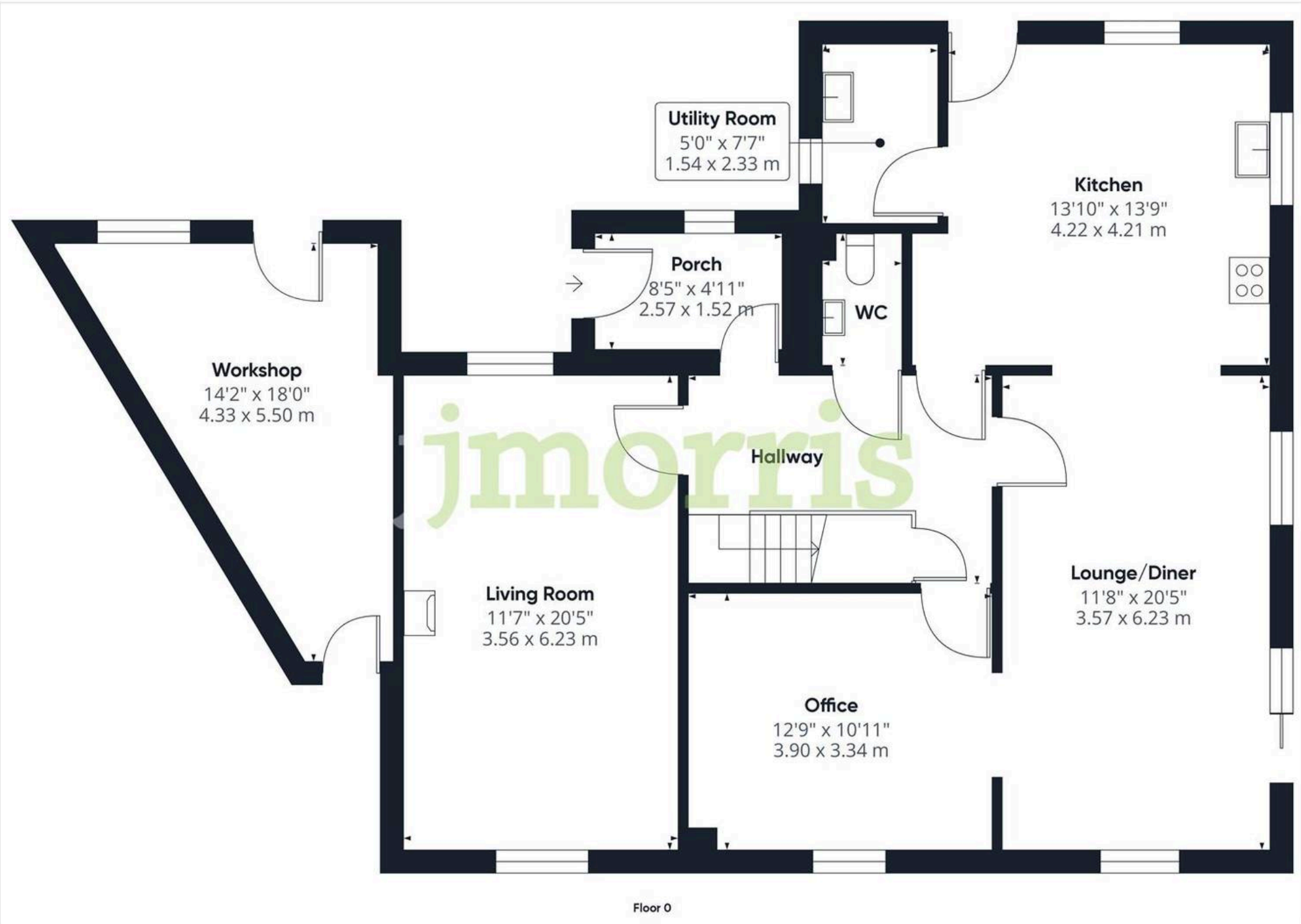


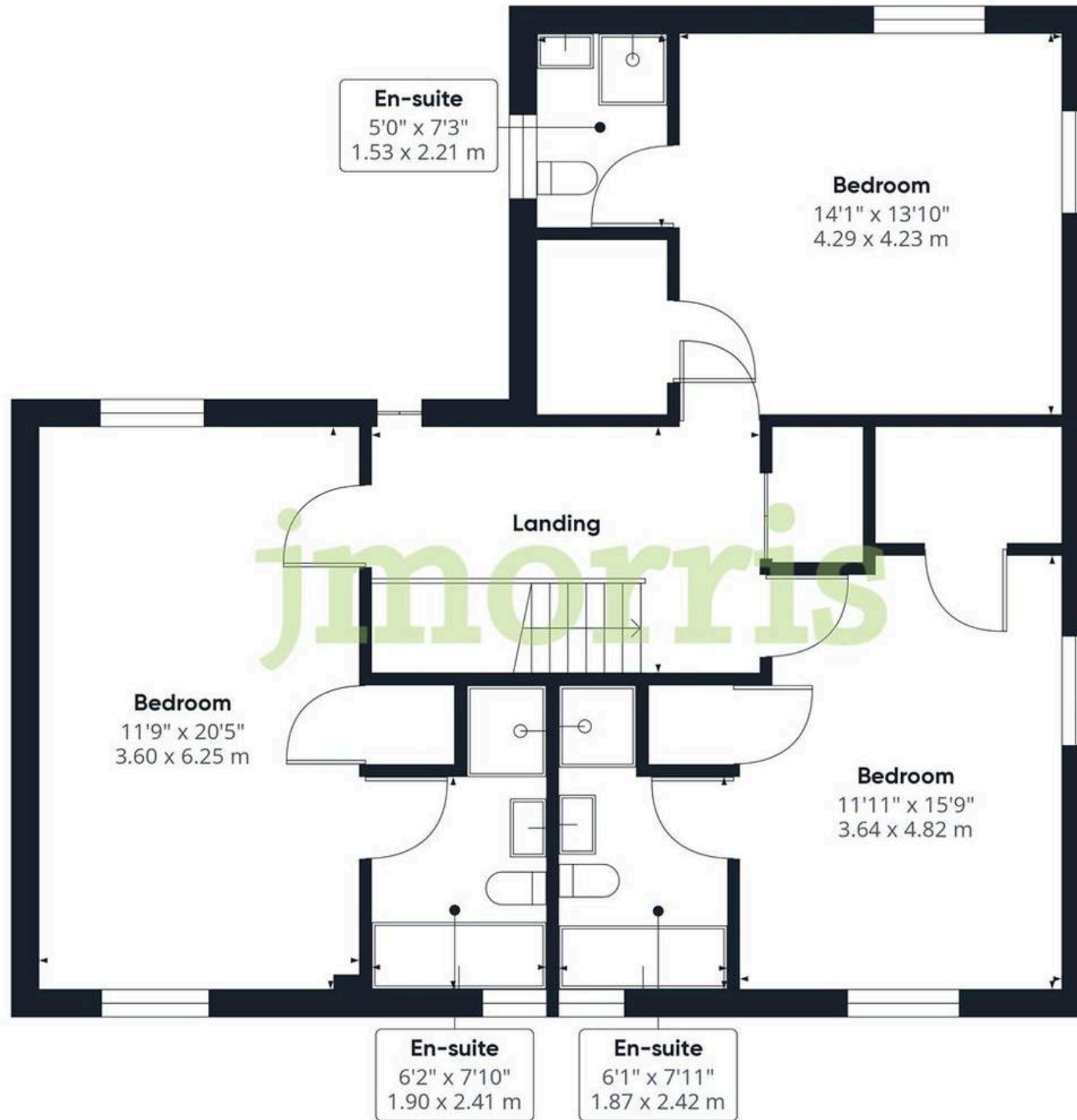












Floor 1



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