



Sunnybank, Thomas Chapel – SA68 0XH

Offers in Region of £369,950

Contact Narberth Office



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Sunnybank

Thomas Chapel, Kilgetty

A charming detached Pembrokeshire cottage, idyllically positioned overlooking the village green in the peaceful hamlet of Thomas Chapel, offering beautifully presented and exceptionally well-maintained accommodation throughout. The property boasts three generous double bedrooms, a stunning vaulted lounge/dining room with exposed beams, a well-appointed fitted kitchen, and a spacious family bathroom. Externally, there is the benefit of off-road parking together with attractive, mature gardens to both the front and rear, providing colourful outdoor spaces to enjoy. Offered to the market with no onward chain, this delightful home would be ideal for couples, small families, or those looking to embrace a relaxed village lifestyle in the heart of the Pembrokeshire countryside.



Situation

Thomas Chapel is a peaceful rural hamlet nestled in the heart of the Pembrokeshire countryside, offering an idyllic setting surrounded by rolling farmland and picturesque scenery. Ideally positioned within easy reach of the stunning Pembrokeshire coastline, charming market towns and excellent local amenities, it provides the perfect balance of tranquillity and convenience. An ideal location for those seeking a relaxed country lifestyle while remaining well connected to the area's renowned beaches, walking trails and attractions.

Accommodation

Front door opens into:

Hallway

Radiator, doors open to:

Kitchen

Quarry tiled floor, fitted range of shaker style storage units with worktops, one and a half bowl ceramic sink, Rangemaster cooker, plumbing for washing machine, space for tumble dryer, external double glazed door and window to rear, part tiled walls, door opens to a walk-in pantry with double glazed window. Doors open to boiler room and:

Lounge / Diner

Vaulted ceiling with exposed beams, 3 x double glazed windows to front, radiator.

Boiler Room

Fitted storage cupboard housing an oil fired boiler, airing cupboard housing the hot water cylinder, double glazed window to rear, door to:

Bathroom

Comprising a bath, corner shower cubical, W.C, pedestal wash hand basin, heated towel radiator, tiled floor, part tiled walls, frosted double glazed window to rear.

Bedroom 1

Double glazed window to front, radiator.

Bedroom 2

Double glazed window to front and radiator.

Bedroom 3

Double glazed window to rear, radiator.

Externally

To the front of the cottage there is a beautiful garden with array of cottage plants and flowers, plus a hardstanding driveway providing ample off road car parking space. Access on both sides of the cottage lead to its rear, where there is a further delightful garden with lawn, colourful borders, patio seating area, greenhouse and garden shed.

Directions

From Narberth, take the A478 road signposted to Tenby and travel for approximately 5 miles until reaching Begelly. Take the first right hand turning onto Broom Lane and follow the road into the hamlet of Thomas Chapel. Bear left on the bend by our JJ Morris pointer sign and the property is found opposite the village green on the right hand side.

Services

Heating Source: Oil

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax Band: E

EPC: TBC

Tenure: Freehold and available with vacant possession upon completion.

Broadband Availability

According to the Ofcom website, this property has both standard and superfast broadband available. 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

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

EE Voice & Data – 76%

Three Voice & Data – 75%

O2 Voice & Data – 61%

Vodafone Voice & Data – 73%

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

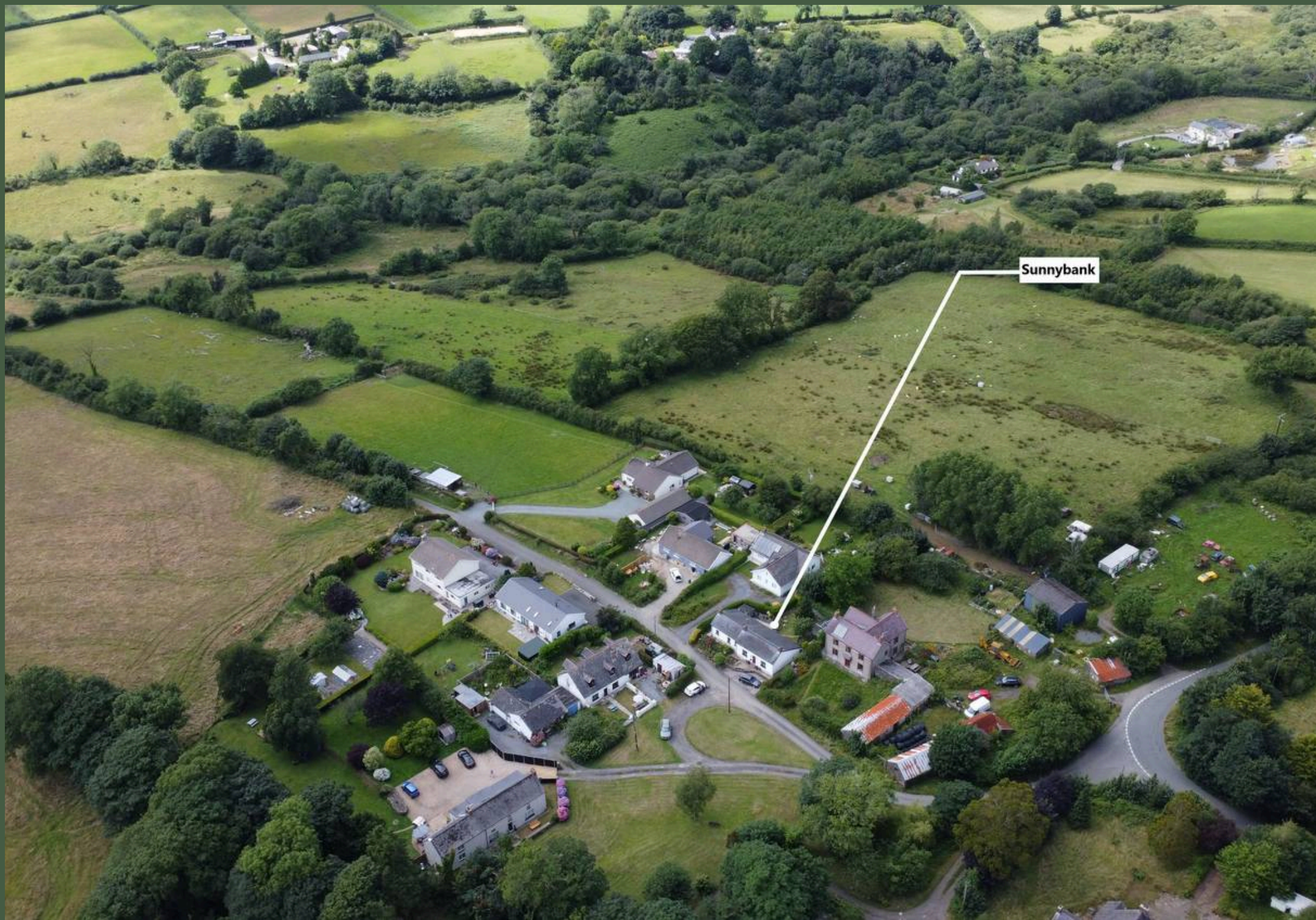
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, 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.



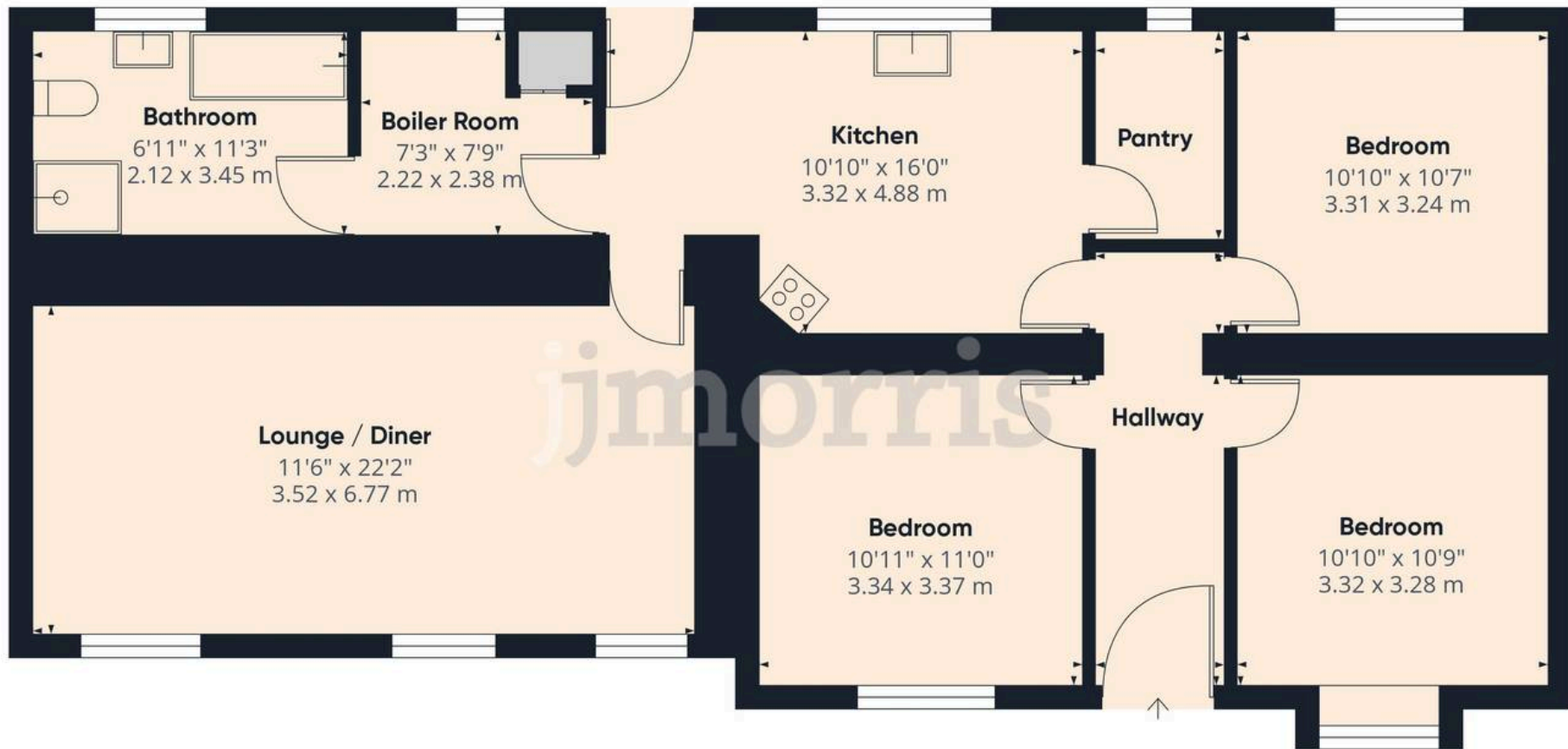








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JJ Morris Narberth

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