



Flat 32, Cawdor Court, Narberth, SA67 7AZ

Guide Price £159,950

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Flat 32 Cawdor Court,

Spring Gardens, Narberth

Beautifully refurbished and occupying an exceptional south-facing corner position within Cawdor Court, No. 32 is a bright, fresh and welcoming two-bedroom first-floor apartment.

The apartment has recently undergone an extensive refurbishment, including new carpets and underlay throughout, and a brand-new contemporary bathroom with a generous double shower enclosure and new fittings. The result is a beautifully clean, fresh interior.

One of the apartment's most appealing features is its position within Cawdor Court. Its south-facing corner aspect provides exceptional natural light, moving through the apartment across the day to last evening light.

Sliding patio doors from the living room open onto the apartment's private balcony overlooking the attractive communal gardens, providing a pleasant place to sit outside and enjoy the sunny aspect and surroundings.

The accommodation includes a spacious living/dining room, kitchen, two bedrooms and the newly fitted shower room, with the neutral decoration providing a fresh backdrop throughout.

Cawdor Court is a purpose-built development exclusively for the over-55s, combining the privacy and independence of owning one's own apartment with the reassurance and community offered by the development. Residents enjoy attractive communal gardens and shared facilities, together with an Estate Manager and emergency call system.

Cawdor Court is conveniently positioned for the centre of Narberth, allowing residents to enjoy its independent shops, cafés, restaurants and everyday amenities without being dependent upon a car.

For someone downsizing or looking for a comfortable and easily managed home, No. 32 offers the considerable advantage of having already been refurbished and being ready to enjoy from the day of completion.

Chain free. Early viewing is highly recommended.

Accommodation

The entrance hall opens into a generous living space with room for dining and relaxing. The connected kitchen offers practical storage and workspace, suited to everyday living. Both bedrooms are comfortable doubles with fitted storage, while the brand new shower room offers practical convenience without compromising future needs.

Communal Entrance

Entered via external door which leads onto an internal staircase rising to first floor landing, with electric stair lift. Front door opens into:

Entrance Hall

Freshly decorated and with a newly laid carpet, telephone intercom system, built in airing cupboard, access to loft. Doors to:

Lounge Diner

Freshly decorated and with a new carpet, double glazed sliding patio door to balcony, electric radiators, archway to:

Kitchen

Fitted wall and base storage cupboards, worktops, single drainer sink , part tiled walls, space for fridge, plumbing for washing machine, electric hob, extractor hood, single electric oven, double glazed window,

Bedroom 1

Freshly decorated, new carpet, double glazed window, built in wardrobe, electric radiator.

Bedroom 2

Freshly decorated, new carpet, double glazed window, built in wardrobes, electric radiator.

Shower Room

Newly installed in 2026 to provide a large shower enclosure, W.C, pedestal wash hand basin, part tiled walls, heated towel radiator, frosted double glazed window.

Externally

The property has parking for residents to the front but this is not allocated parking, full use of all the communal facilities including pretty private gardens and residents lounge.

General Remarks

The property has recently undergone extensive modernising and improvement, making this an ideal purchase for a retired/semi retired person/couple within a friendly community of like minded people, within walking distance to the old market town of Narberth. A safe and comfortable complex, which the purchaser can be as involved as they wish. The property boasts views of the well maintained communal gardens. The Estate Manager is responsible for day to day advice and assistance to residents. Safety and security are further ensured by each apartment being equipped with 24 hour round the clock cord-pull alarm system. All the apartments are held on 999-year leases.

Cawdor Court Company Limited owns the freehold and is, owned by the leaseholders in an ideal situation for those who wish to downsize or equity release. Each leaseholder is a member of the company. The maintenance and services are managed by directors of the company and are appointed by the members.

Utilities & Services.

Heating Source: Electric

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax Band: B

EPC: C

Tenure: Share of Freehold with vacant possession upon completion.

Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 1mbps upload and 21mbps download and Superfast 20mbps upload and 80mbps 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 – Limited & Data – Limited

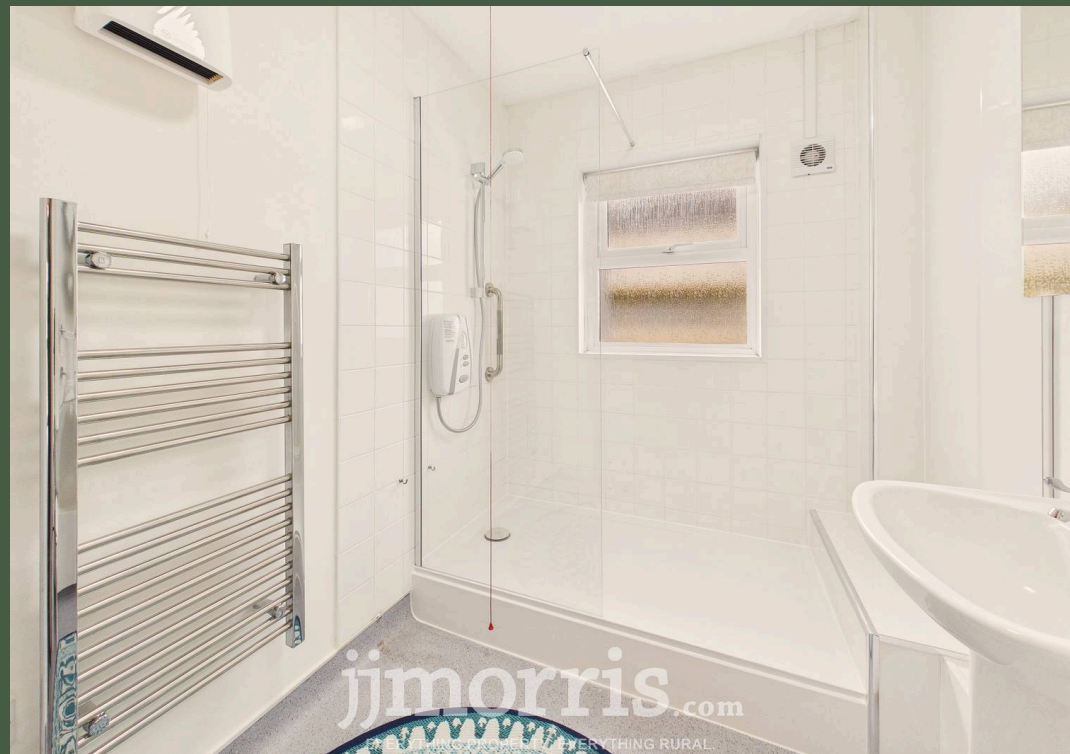
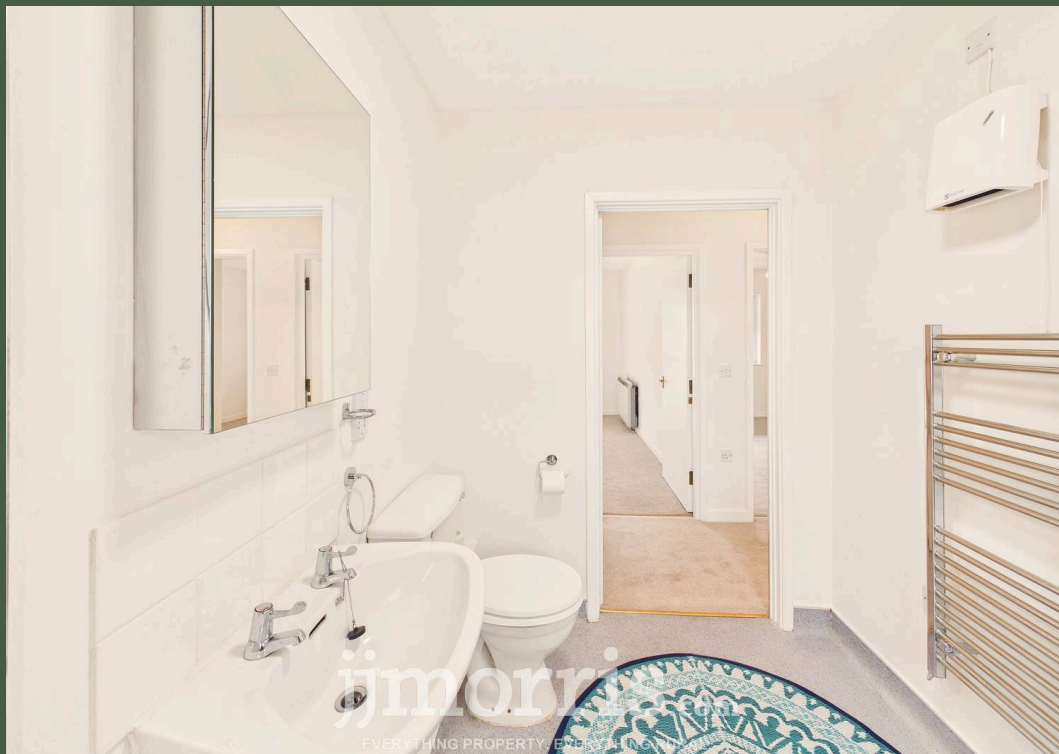
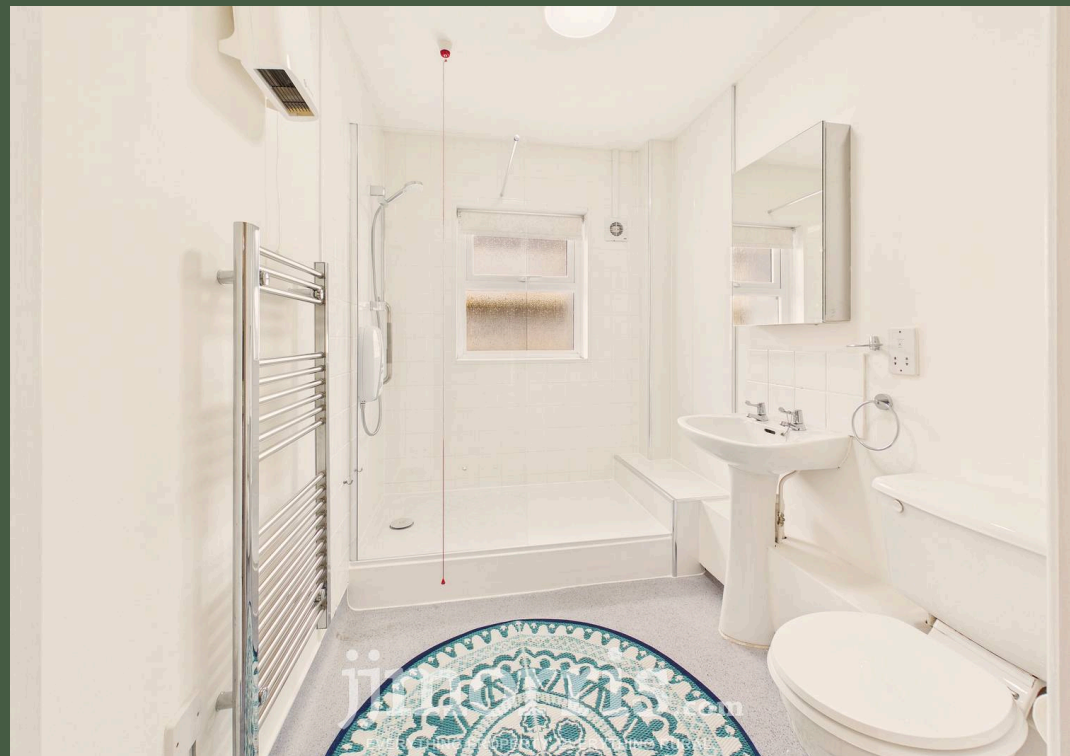
Vodafone Voice – Limited & Data – Limited

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 and Ability To Purchase

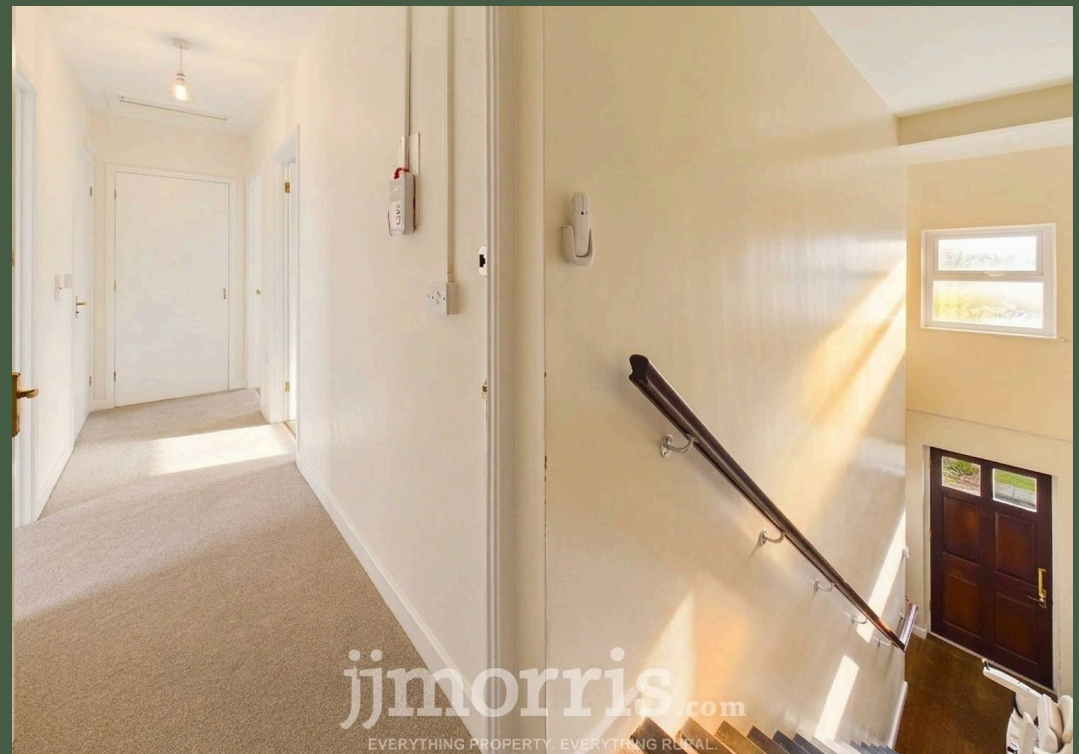
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle,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

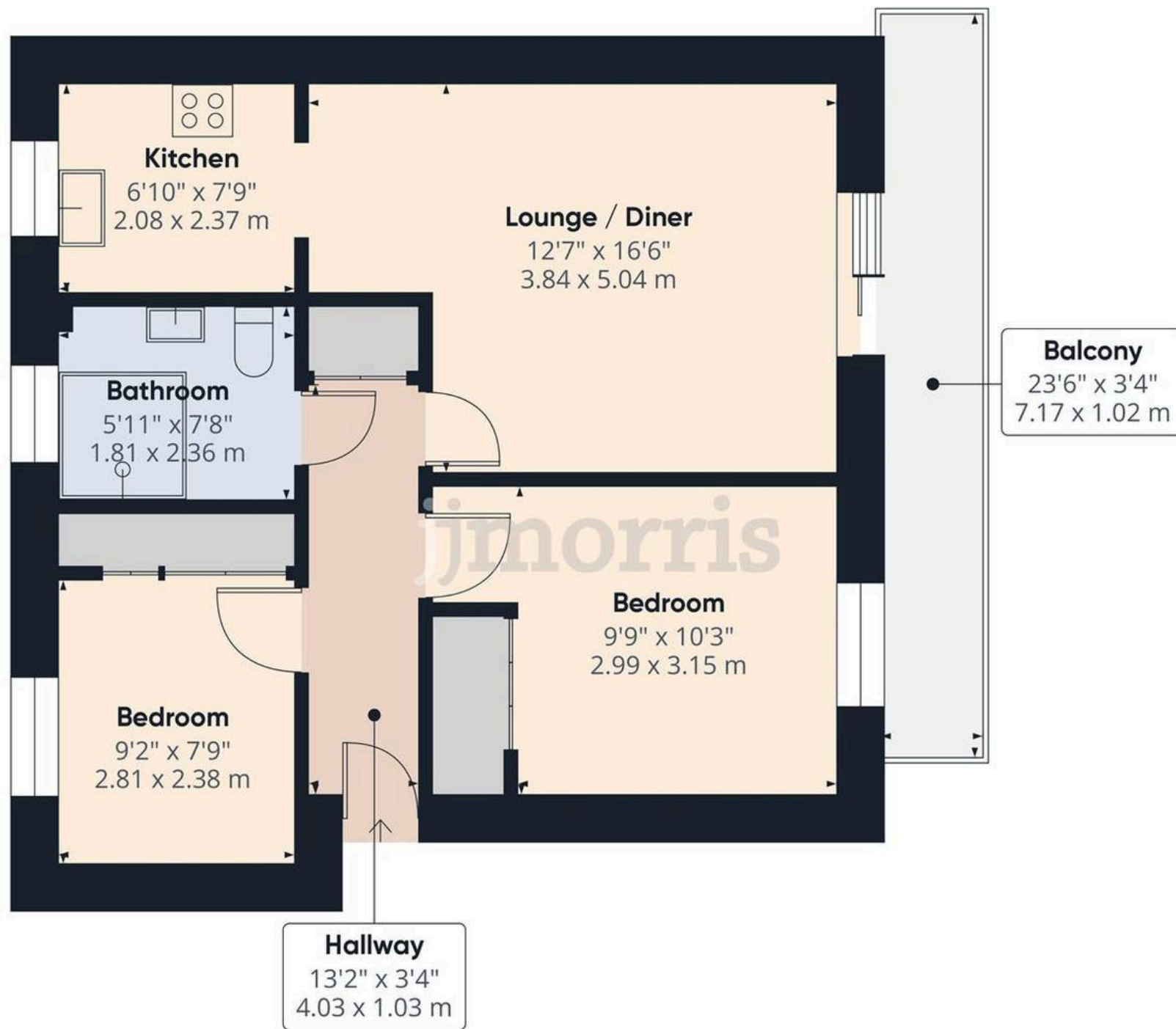














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These particulars are provided for guidance only and do not constitute any part of an offer or contract. Whilst every effort has been made to ensure the accuracy of the information, descriptions, measurements, floor plans, and other details provided, they should not be relied upon as statements of fact. Prospective purchasers should satisfy themselves by inspection and other enquiries as to their accuracy. Photographs, drone imagery, virtual tours, and other marketing