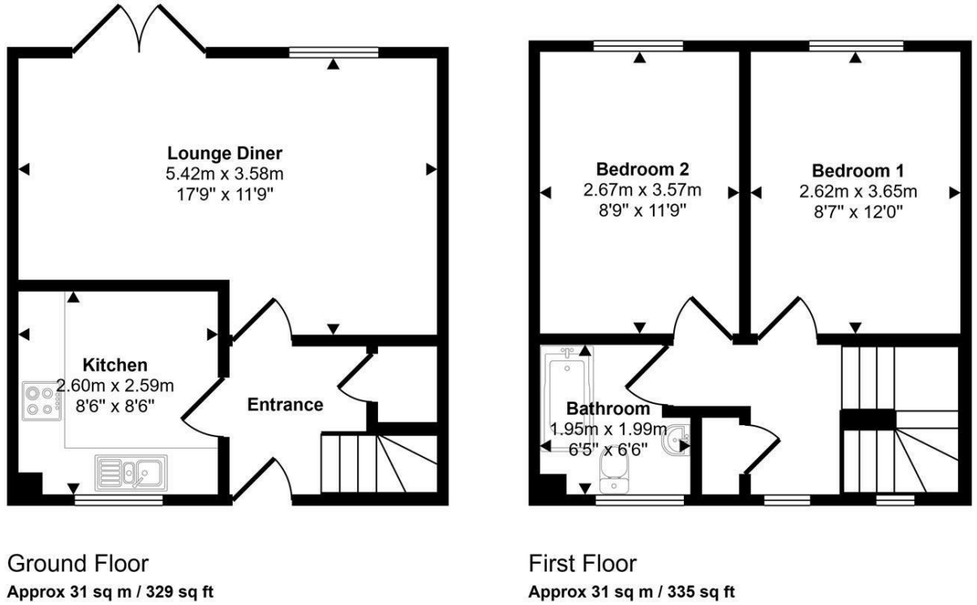
Approx Gross Internal Area
62 sq m / 664 sq ft



Ground Floor
Approx 31 sq m / 329 sq ft

First Floor
Approx 31 sq m / 335 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'C'
HEATING: Gas

ref: SSG /LLE /JUNE / OK

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

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EMAIL: tenby@westwalesproperties.co.uk
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www.westwalesproperties.co.uk



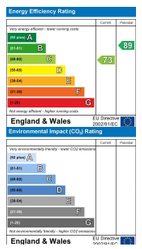






Ty Jay, 7 Victoria Close, Narberth, Pembrokeshire, SA67 7DZ

- End-Terrace House
- Close to Amenities
- Cul-de-Sac Location
- Double Glazing
- Neutral Decor Throughout
- Two Bedrooms
- 3.6kW PV panels generating 0.42p pkw
- Gas Central Heating
- Ideal First Time Buyer / Investor Property
- EPC Rating: C



£150,000

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The Agent that goes the Extra Mile













Located in the sought after cul-de-sac of Victoria Close, Narberth, this delightful end-terrace house presents an excellent opportunity for first-time buyers or savvy investors. With two bedrooms and a comfortable reception room, this property offers a warm and inviting atmosphere, perfect for creating a home. The property is fitted with 3.6kW PV panels, generating 0.42p pkw, making the property more energy efficient.

The layout of the property briefly comprises; an entrance hallway, kitchen, and a living/dining room that provides access to the rear garden via sliding patio doors. Upstairs accommodates the two bedrooms and a family bathroom. The property benefits from UPVC double glazing and gas central heating, ensuring a cosy environment throughout the year. The enclosed rear garden provides a private outdoor space, ideal for relaxation or entertaining guests. Additionally, the communal parking area adds convenience for residents and visitors alike.









Situated close to the vibrant market town of Narberth, residents will enjoy easy access to a variety of local shops, cafes, and amenities. The town is known for its friendly community and picturesque surroundings, making it a wonderful place to live.

This property also presents a fantastic opportunity for those looking to modernise and improve, allowing you to put your personal touch on your new home. Whether you are looking to settle down or invest in a promising property, this en-terrace house on Victoria Close is not to be missed.



DIRECTIONS

From the Tenby office take the A478 towards Kilgetty. Go straight over both roundabouts staying on the A478. Continue on the road all the way to Narberth. As you come into Narberth onto Castle Terrace, leading onto Victoria Close where you will find the property. What/Three/Words:///bunk.nurtures.initiated

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.