



1 Market Street, Narberth – SA67 7AX

Offers in Region of £315,000

Contact Narberth Office



Hill House, High Street,
Narberth, Pembrokeshire SA67 7AR



01834 860260



narberth@ijmorris.com

ijmorris.com

Situated in the heart of Narberth town, within its sought-after conservation area, this charming and characterful three-storey, four-bedroomed terraced house offers a superb blend of period features and spacious living, perfect for those seeking a home with real distinction and character. Step inside to discover a welcoming interior that immediately feels like home, with generous accommodation beautifully presented over three floors. The versatile layout provides plenty of space for family life and entertaining, with well-proportioned bedrooms and flexible living spaces that adapt to your needs. Throughout the property, you'll find incredible charming features and bags of character that celebrate its heritage. The kitchen is both practical and stylish, offering ample storage and workspace for keen cooks. Each bedroom enjoys its own unique style with space for double beds, wardrobes and study areas, making this home ideal for growing families, professionals or those who love to host guests. The location is hard to beat, just a few minutes' stroll from Narberth's vibrant shopping high street, where independent boutiques, cafes and amenities create a lively community atmosphere. Whether you're looking for a peaceful home in a historic setting or a convenient base close to everything the town has to offer, this property delivers on every level. With its blend of original features, substantial accommodation and unbeatable location, viewing is strongly advised to truly appreciate all that this delightful home has to offer.

Situation

The property is situated in the centre of Narberth town, within the popular conservation area, being extremely convenient and close to all the towns amenities and shopping high street.

Accommodation

Panelled front door with decorative stained glass window above opens into:

Entrance Hall

Quarry tiled flooring, half wood panelled walls, doors open to:

Snug / Office

Sash window to front, radiator.

Lounge / Diner

A bright open plan room with lounge area at the front with sash bay window, wooden floor, shelving recesses and radiator. Dining area with impressive feature stone fireplace housing a woodburning stove, 2 windows to the rear and radiator. Door opens to:

Inner Hall

With stairs rising to first floor, desk/seating area, archway leads through to:

Kitchen

A bright and airy room with a semi vaulted ceiling with Velux windows, tiled flooring, fitted range of wall and base storage units with wooden worktops, Belfast sink, plumbing for washing machine and dish washer, space for cooker, part tiled walls, double glazed windows to side, radiator, external doors to side and rear.

First Floor

Stairs continue up to the second floor, doors open to:

Bedroom 2

Double glazed window to rear, radiator, wooden floor, built in storage cupboard/wardrobe.

Bedroom 3

Sash bay windows to front, radiator, wooden floor.

Bedroom 4

Sash window to front, radiator.

Bathroom

Comprising a bath with shower over, part tiled walls, pedestal wash hand basin, W.C, frosted double glazed window to rear, radiator,

Second Floor Landing

Exposed beamed ceiling, Velux roof window, door to:

Bedroom 1

Vaulted ceiling with exposed beamed ceiling, Velux roof windows, radiators, windows to front, door to:

En-suite

Comprising a bath with shower over, W.C, wash hand basin set in vanity storage unit, heated towel rail, exposed beams and Velux window to rear.

Externally

To the rear of the property there is a covered seating area leading on to a patio which leads down to an area of garden laid mainly to lawn, being fenced and secure. A sperate side pedestrian right of way access leads from the front of the property to the back garden and is shared with next door.

Services

Heating Source: Gas Services – Electric: Mains Water: Mains Drainage: Mains Local Authority: Pembrokeshire County Council Council Tax Band: D Tenure: Freehold and available with vacant possession upon completion.

Broadband

According to the Ofcom website, this property has standard, superfast and ultrafast 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 Reception

The Ofcom website states that the property has the following indoor mobile coverage EE Voice & Data – 80% Three Voice & Data – 60% O2 Voice & Data – 61% Vodafone Voice & Data – 68% 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.

Directions

From our office location in Narberth, travel down the high street and onto market square, continue down the road a little way onto market street and the property is easily found on the left hand side.

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.

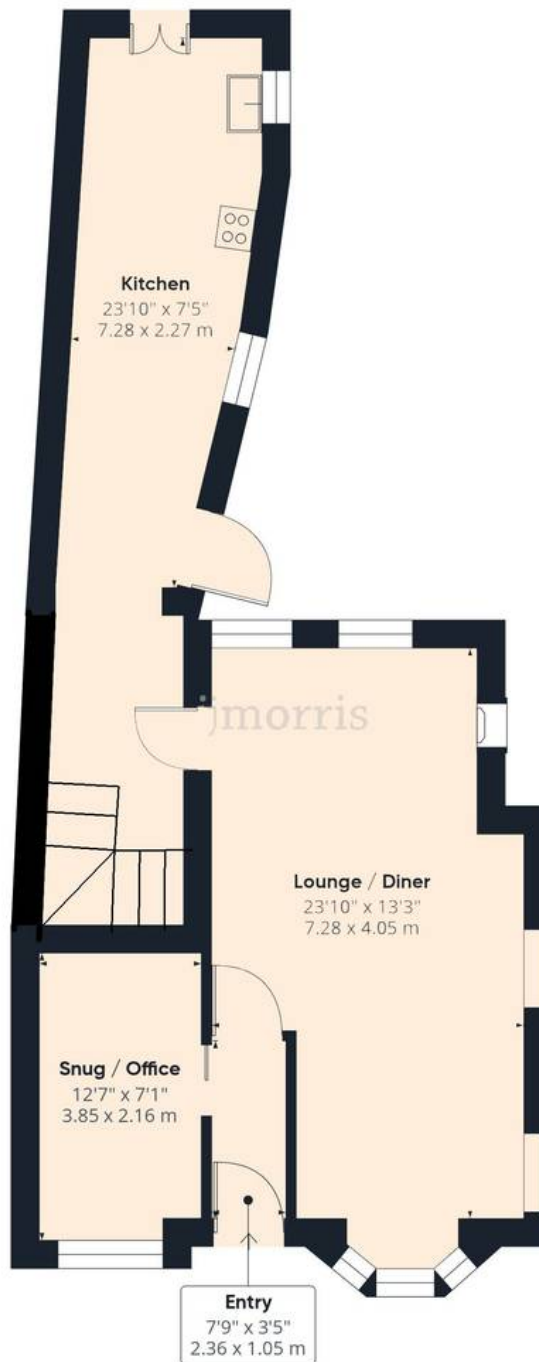




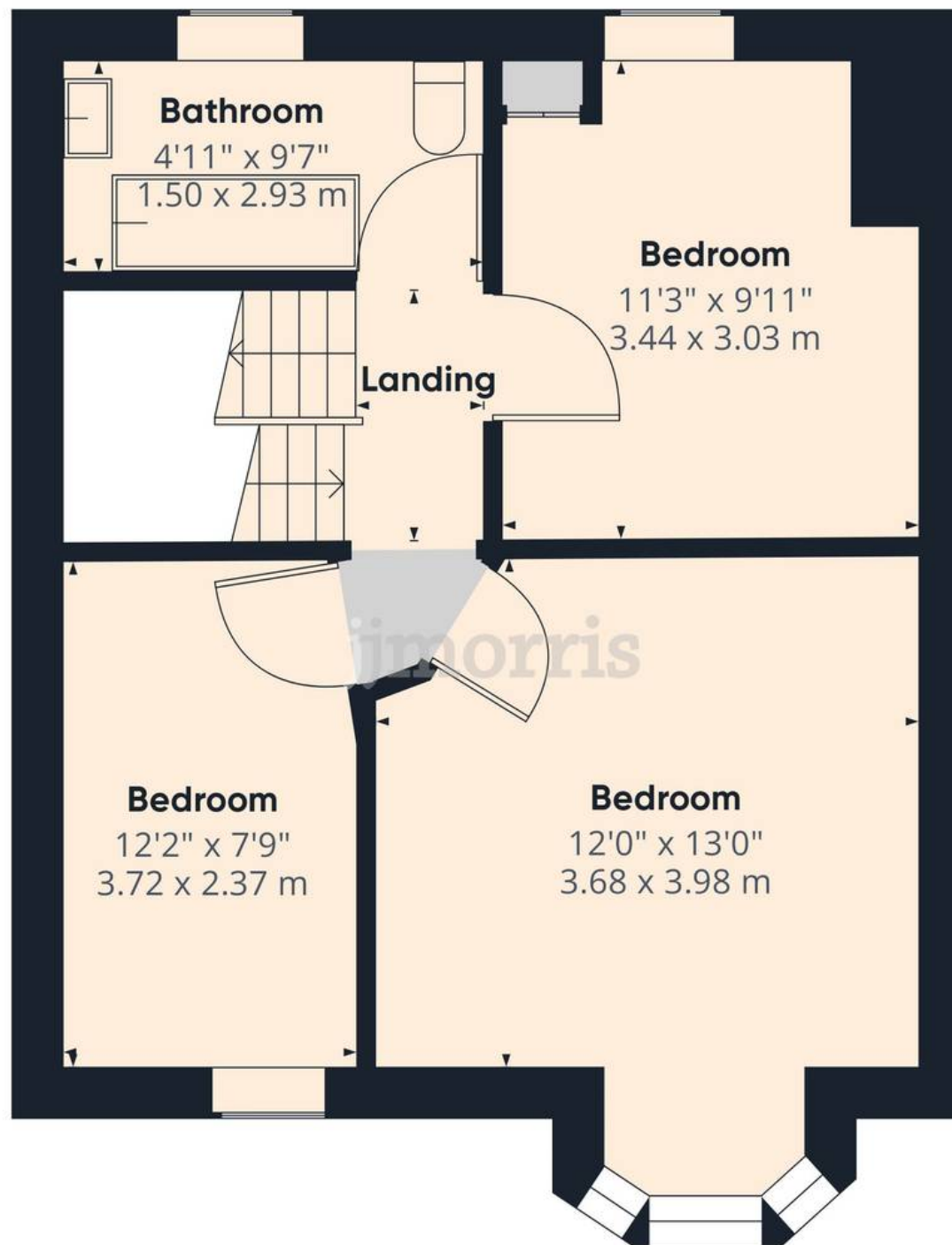






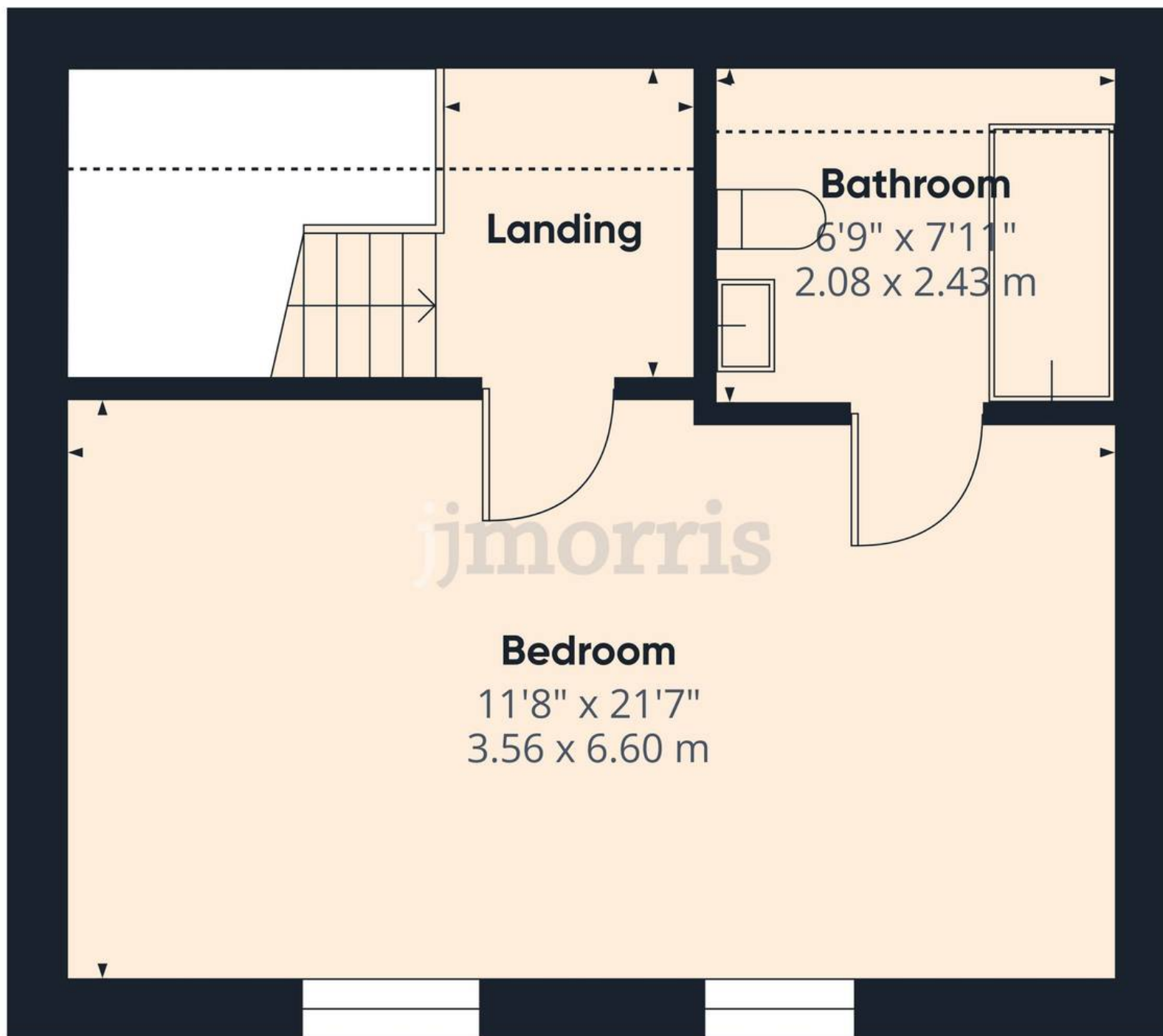


Floor 0



Floor 1





Floor 2

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales



JJ Morris Narberth

J J Morris, Hill House – SA67 7AR

01834 860260 • narberth@jjmorris.com • www.jjmorris.com/

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