



2 Sunnybank Gardens, Narberth, SA67 7FF

Offers in Region of £395,000

Contact Narberth Office



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2 Sunnybank Gardens

Narberth

An immaculate 4 double bedroom detached house offering a fantastic blend of modern style, generous space, and everyday convenience, making it the perfect choice for families or anyone seeking a comfortable, contemporary home within easy reach of town amenities. Step inside and you'll be greeted by a welcoming hallway that leads to two versatile reception rooms, ideal for relaxed evenings in, entertaining guests, or creating a dedicated playroom or home office. The stunning kitchen breakfast room is a real highlight, beautifully finished with sleek units, ample Granite worktop space, and plenty of room for family meals or casual get-togethers. A handy utility room and a separate cloakroom add to the practical appeal, ensuring there's plenty of room for busy households to stay organised. Upstairs, all four bedrooms are genuine doubles, providing flexible accommodation for families of all sizes, overnight guests, or those who need extra space for hobbies or working from home. The master bedroom comes complete with its own modern ensuite shower room, while the family bathroom is stylishly appointed, offering both a bath and shower for ultimate convenience. Throughout, the house has been meticulously maintained and finished to a high standard, so you can move straight in and start enjoying your new home without any fuss. The low-maintenance enclosed garden is perfect for those who want to enjoy outdoor living without the hassle of constant upkeep (ideal for busy lifestyles or anyone who prefers relaxing over gardening). For added peace of mind and practicality, there's a garage and driveway providing plenty of parking and storage space. With Narberth's charming shops, cafes, and amenities just a short walk away, this property really does offer the best of both worlds - a peaceful, modern home with everything you need close at hand. Don't miss your chance to discover all that this wonderful property has to offer.

Situation

Sunnybank Gardens is ideally situated within easy walking distance of Narberth town centre, a charming and historic market town renowned for its colourful streets, independent shops, boutiques, cafés, restaurants and traditional pubs. The town also offers a good range of everyday amenities, including schools, healthcare facilities and public transport links. Conveniently positioned for exploring the wider area, the property enjoys easy access to the A40, providing connections to Haverfordwest, Whitland and Carmarthen, as well as onward routes towards the M4 and South Wales. The beautiful Pembrokeshire coastline, with its stunning beaches and popular seaside resorts, is also within comfortable driving distance, making this an excellent location for enjoying both town life and the surrounding countryside.

Accommodation

Open front porch with double glazed front door opens to:

Entrance Hall

Stairs rising to first floor with built in under stairs storage, radiator, Karndean parquet flooring, doors open to:

Cloak Room

Comprising a W.C, wash hand basin set in a vanity storage unit, tiled flooring, part tiled walls, radiator.

Lounge/Diner

Continuation of Karndean parquet flooring, double glazed window to front, double glazed external French doors to rear, radiators.

Kitchen/Breakfast Room

Fitted with a range of wall and base storage units with granite work surfaces, island unit with granite worksurface and breakfast bar, integrated one and a half bowl stainless sink and drainer, 5 ring gas hob, extractor hood over, eye-level double oven and microwave oven, integrated white goods to include fridge/freezer, dish washer and wine fridge, tiled flooring, double glazed windows to side and rear, vertical radiator.

Utility

Fitted with wall and base storage units, worksurface, plumbing for washing machine, space for tumble dryer, wall mounted mains gas boiler, tiled floor, part tiled walls, radiator, external double glazed door to rear.

Siting Room

Double glazed window to front, continuation of Karndean parquet flooring, radiator, Stiltz mobility home lift rising to the first floor.

First Floor Landing

Spindle balustrades, access to loft, built in airing cupboard, doors open to:

Bedroom 1

Double glazed window to front, built in sliding wardrobes, radiator, door to:

En-Suite

Comprising a shower cubical with sliding screen door, W.C, wash hand basin set in a vanity storage unit, heated towel radiator, tiled floor, double glazed window to front.

Bedroom 2

Double glazed window to rear, radiator, built in sliding wardrobes.

Bedroom 3

Double glazed window to rear, radiator, built in sliding wardrobes.

Bedroom 4

Double glazed window to front, radiator, built in sliding wardrobes, Stiltz mobility home lift lowering to the ground floor.

Family Bathroom

Comprising a W.C, wash hand basin set in a vanity storage unit, bath with double shower unit over and shower screen, tiled walls, tiled floor, double glazed window to rear, heated towel radiator.

Externally

To the front of the property there is a hardstanding tarmacadam driveway which leads down the side of the house, providing ample off road car parking space, to a detached single garage. Front garden area of easy maintenance with gravelled borders and patio railed pathway leading to the front door. Gated side access leads to the rear where there is a good sized patio garden area of low maintenance, being secure and enclosed, with a glazed rear canopy porch from the lounge/diner. There is also a further area of garden behind the garage laid to decking, providing tiered low maintenance raised beds.

Garage

With electric garage door to front, power and lighting connected.

Directions

From our JJ Morris office in Narberth town, proceed up Northfield road, passing the health centre, and taking the next left hand turning into Sunnybank Gardens. Number 2 is found on the right hand side, identified by our JJ Morris for sale sign.

Services

- Heating Source: Mains Gas
- Electric: Mains
- Water: Mains
- Drainage: Mains
- Local Authority: Pembrokeshire County Council
- Council Tax Band: E
- EPC: B
- Tenure: Freehold and available with vacant possession upon completion.
- What Three Words: [///hairspray.cuddled.cheek](#)

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 – 84% Three Voice & Data – 52% O2 Voice & Data – 58% Vodafone Voice & Data – 69% 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.



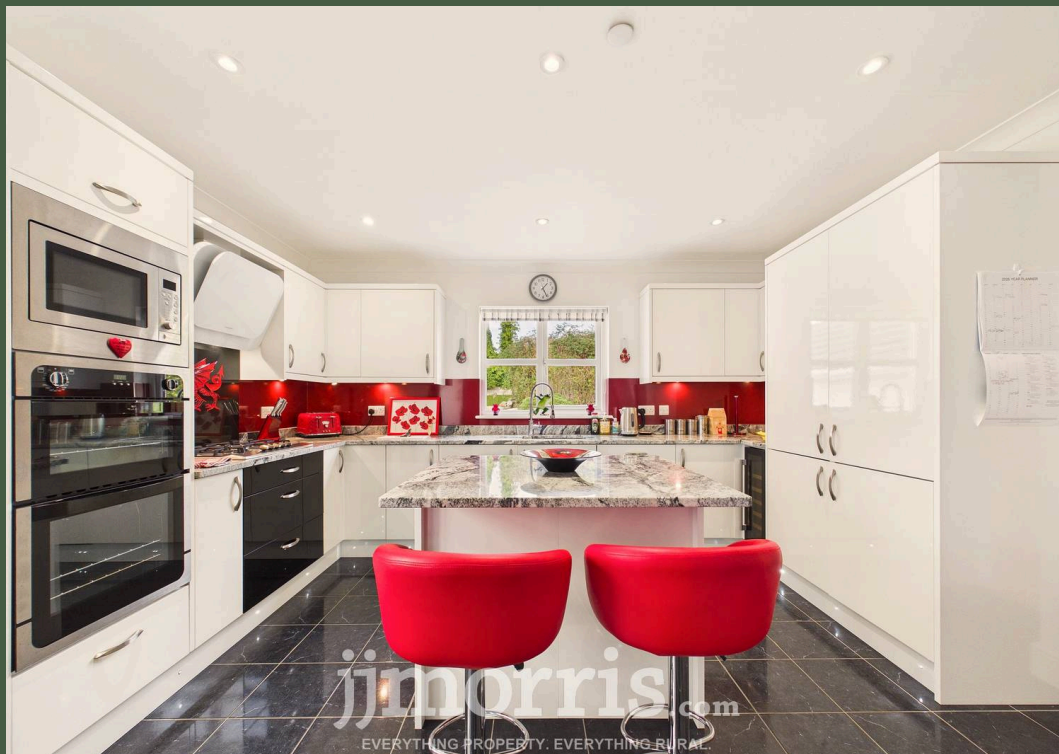
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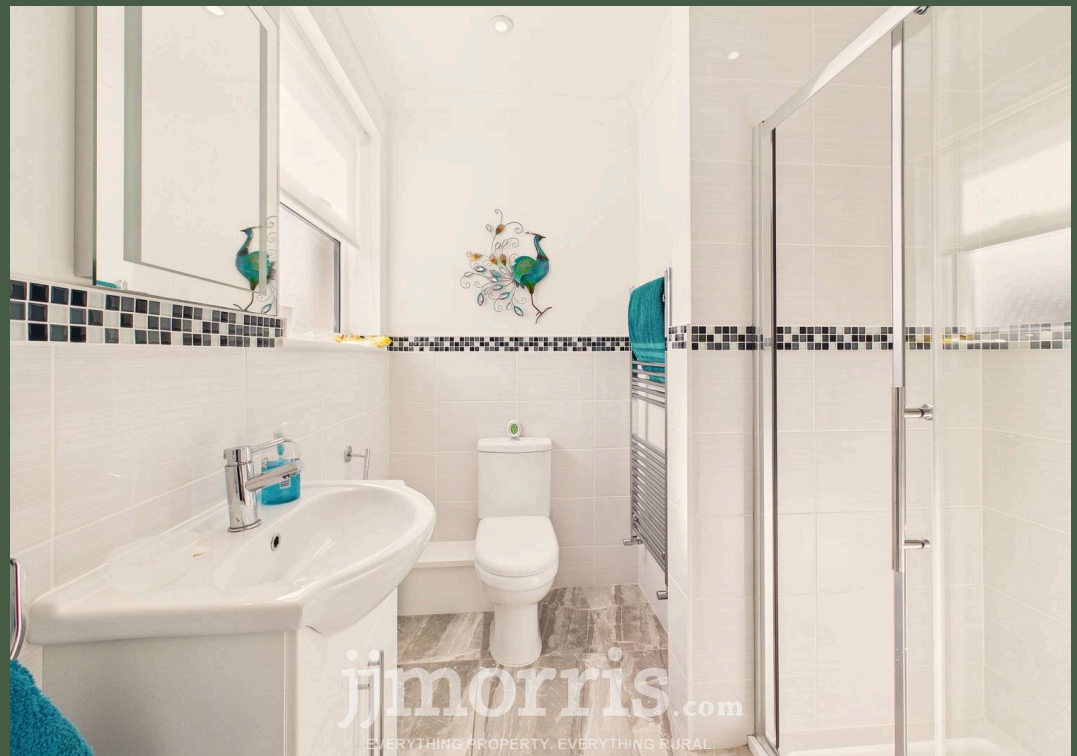
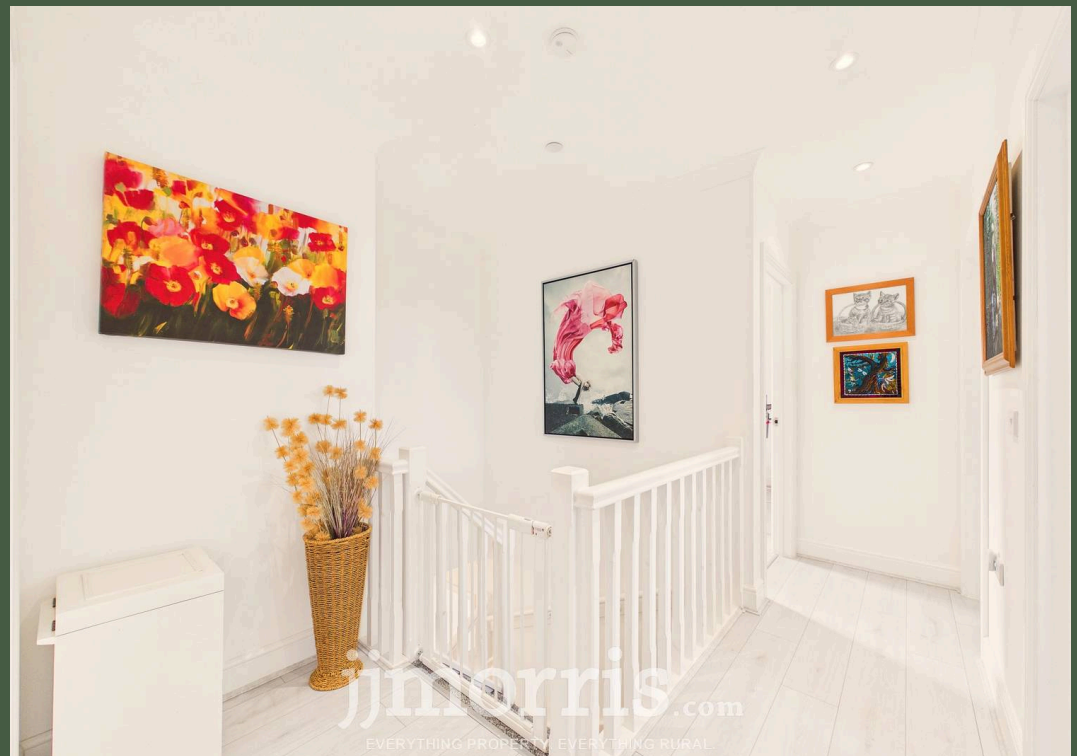
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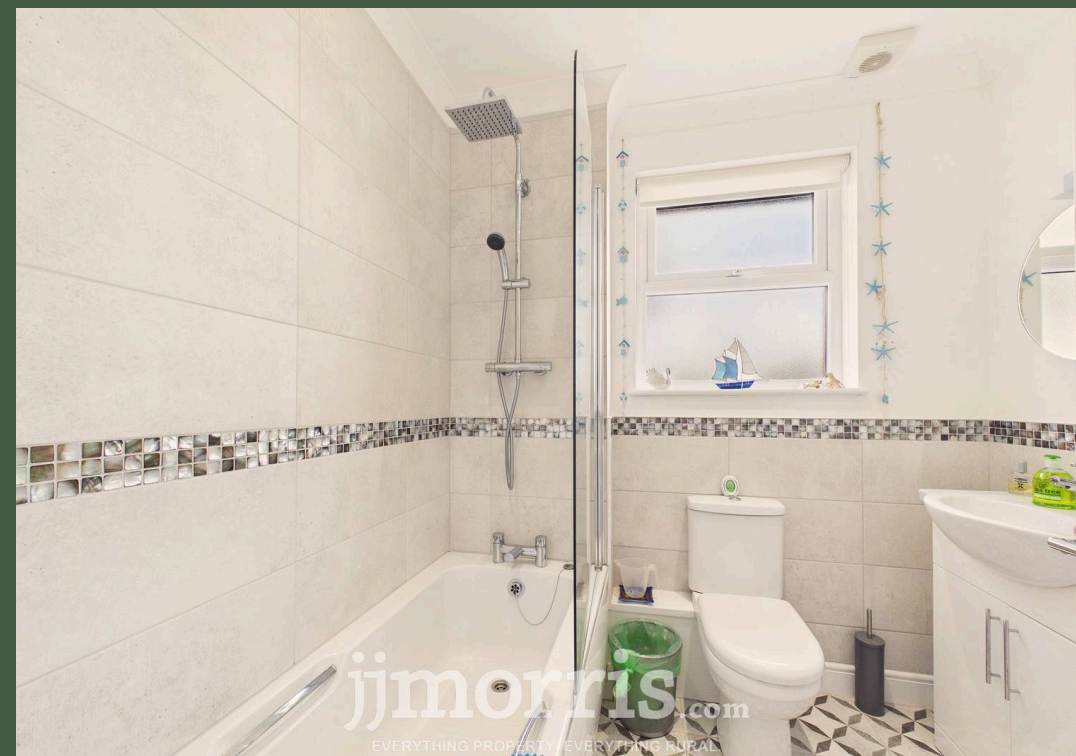


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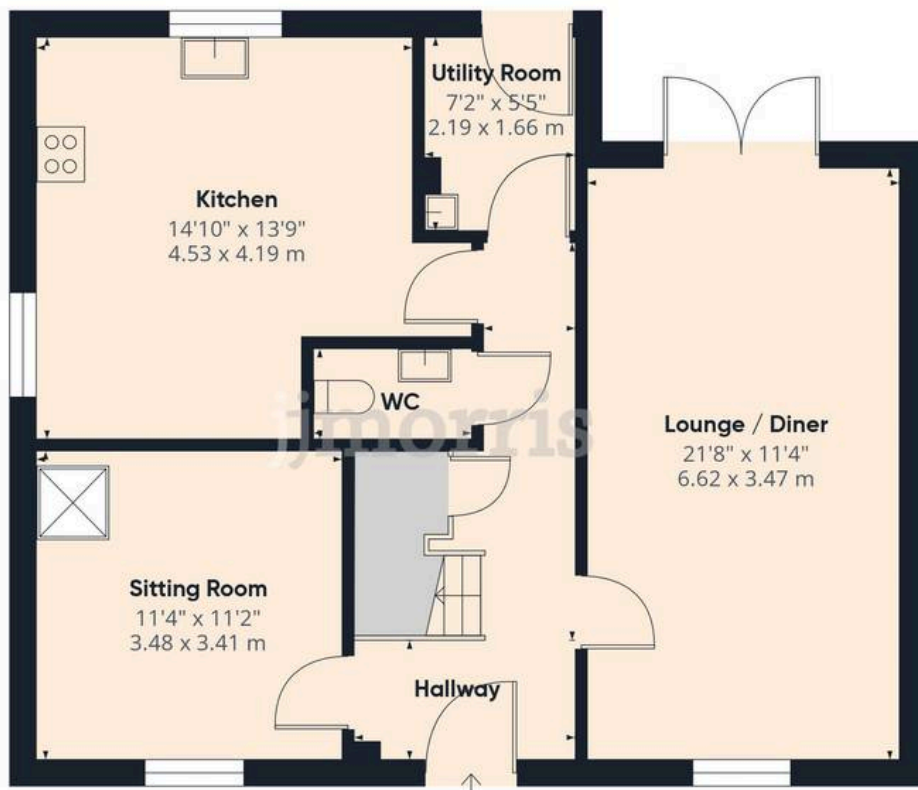
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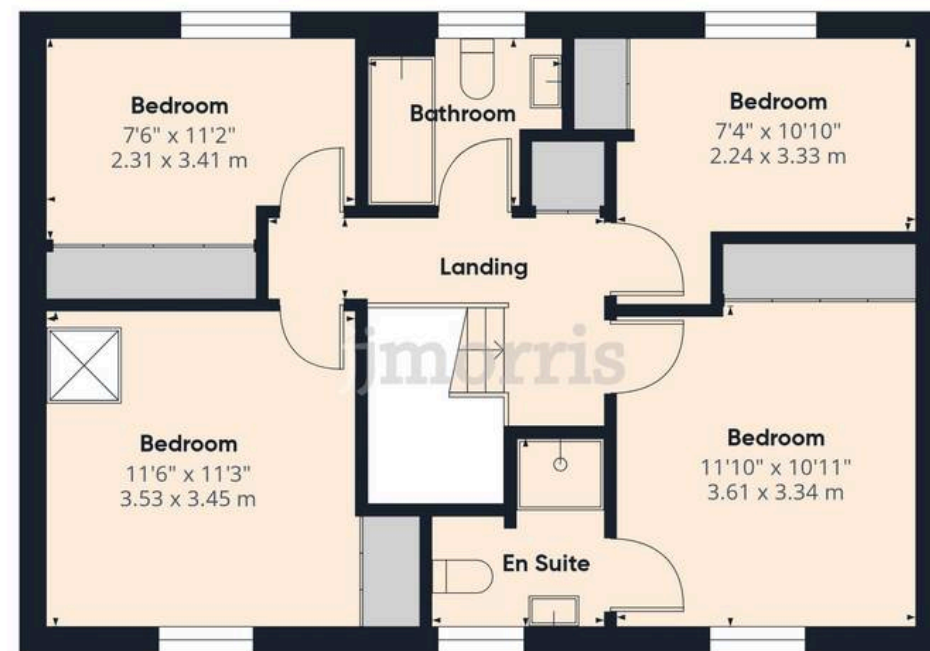








Floor 0



Floor 1



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		91
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales



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