

10 Church Street, Narberth, SA67 7BH

Offers in Region of **£215,000**

Contact Narberth Office

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

01834 860260

narberth@jjmorris.com

jjmorris.com

10 Church Street

Narberth

Welcome to this delightfully charming two bedroom cottage, perfectly positioned within the picturesque conservation area of Narberth town and offering a wonderful blend of character, comfort, and convenience. Step inside to discover a home that has been thoughtfully laid out to maximise both space and appeal, with a warm and inviting atmosphere that instantly makes you feel at home. The living area is designed for relaxation and practicality, with plenty of space for both entertaining and everyday living. The kitchen is both functional and stylish, offering ample storage and worktop space for keen cooks or those who simply enjoy gathering with friends and family. Upstairs, you will find two comfortable double bedrooms, each with their own unique charm, ideal for restful nights or as flexible spaces for a home office or guest accommodation. The bathroom is well appointed, providing a tranquil retreat for unwinding after a busy day. The property benefits from a car parking space to the front, a rare and valuable feature in such a central location, making daily life that much easier. Situated within easy walking distance of Narberth's vibrant local shops, cafes, and amenities, you can enjoy the best of town living while still feeling tucked away in your own peaceful haven. Whether you are searching for your first home, looking to downsize, or seeking an attractive investment opportunity, this cottage offers a highly desirable lifestyle in one of Pembrokeshire's most sought-after locations.

Situation
Situated in the heart of the charming market town of Narberth, Church Street enjoys a convenient central location within a designated Conservation Area, reflecting the town's rich heritage and attractive historic character. The property is within easy walking distance of the vibrant High Street, renowned for its independent boutiques, specialist food shops, cafés, restaurants and traditional public houses, creating a welcoming community atmosphere with plenty to explore. The town also offers a range of local amenities, cultural attractions and leisure facilities, whilst the beautiful Pembrokeshire countryside and stunning coastline are within easy reach. Narberth is an ideal location for those seeking a blend of historic charm, convenience and the relaxed lifestyle for which this part of West Wales is so highly regarded.

Accommodation
Front door opens into:

Entrance
Wooden flooring, stairs rise up to first floor, opening leads into:

Living Room
Fireplace housing a wood burning stove, double glazed sash window to front, understairs storage cupboard, radiator, door to:

Kitchen / Diner
Fitted with a range of wall and base storage units with worktops, one and a half bowl sink unit and drainer, tiled splash backs, breakfast bar, recess for dining table and chairs, gas hob, space for cooker, plumbing for washing machine, integrated dish washer, wall mounted gas boiler serving the domestic hot water and central heating, double glazed window and external door to rear.

First Floor Landing
Doors open to:

Bedroom 1
2 double glazed sash windows to front, 2 radiators, built in wardrobes, access to loft.

Bedroom 2
Double glazed window to rear, radiator, built in wardrobes.

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

Externally
To the front there is a car parking space for 1 vehicle. To the rear there is a patio, lawn, timber storage sheds and at the end of the garden a bespoke cabin building with power, lighting, wood burning stove and bi-folding double glazed doors.

Directions
From our office in Narberth, walk down the towns high street and bear right onto Water street and bear right again onto Church street. Proceed to the end and opposite St Andrews Church you will find number 10 as 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: C
- EPC: C
- Tenure: Freehold and available with vacant possession upon completion.
- What Three Words: ///staining.terribly.tumblers

Broadband
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 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%

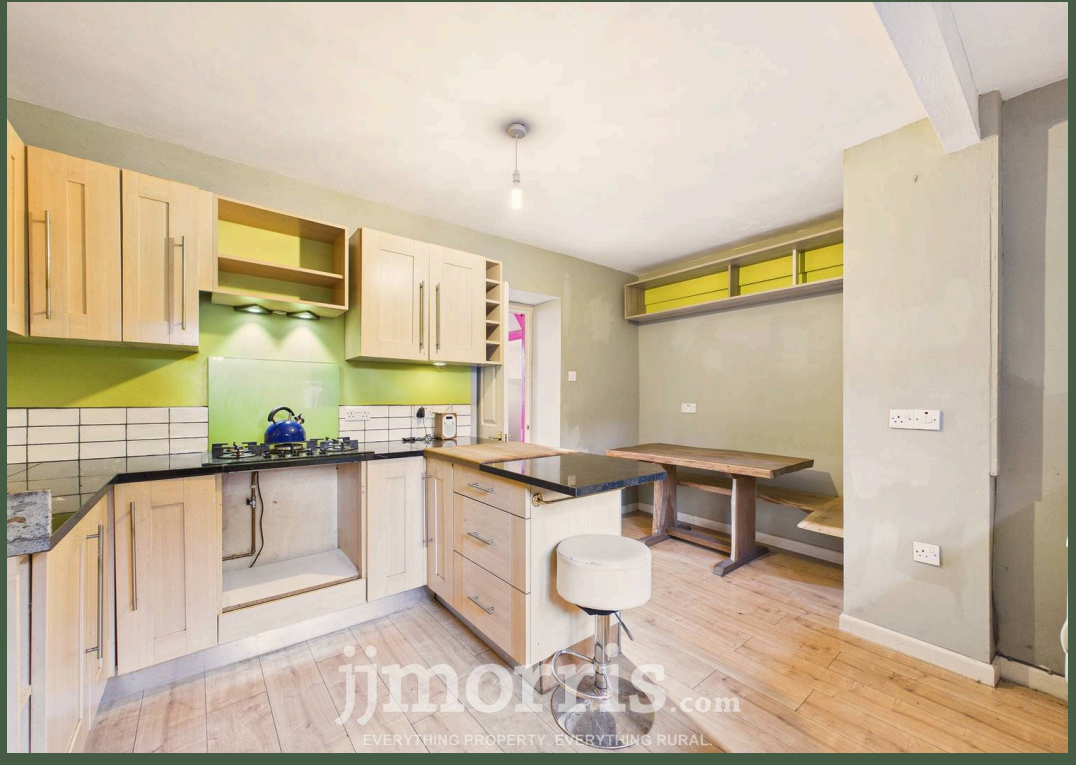
Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their 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.


jjmorris.com
EVERYTHING PROPERTY. EVERYTHING RURAL.


jjmorris.com
EVERYTHING PROPERTY. EVERYTHING RURAL.


jjmorris.com
EVERYTHING PROPERTY. EVERYTHING RURAL.


jjmorris.com
EVERYTHING PROPERTY. EVERYTHING RURAL.


jjmorris.com
EVERYTHING PROPERTY. EVERYTHING RURAL.


jjmorris.com
EVERYTHING PROPERTY. EVERYTHING RURAL.


jjmorris.com
EVERYTHING PROPERTY. EVERYTHING RURAL.


jjmorris.com
EVERYTHING PROPERTY. EVERYTHING RURAL.


jjmorris.com
EVERYTHING PROPERTY. EVERYTHING RURAL.


jjmorris.com
EVERYTHING PROPERTY. EVERYTHING RURAL.


jjmorris.com
EVERYTHING PROPERTY. EVERYTHING RURAL.


jjmorris.com
EVERYTHING PROPERTY. EVERYTHING RURAL.


jjmorris.com
EVERYTHING PROPERTY. EVERYTHING RURAL.

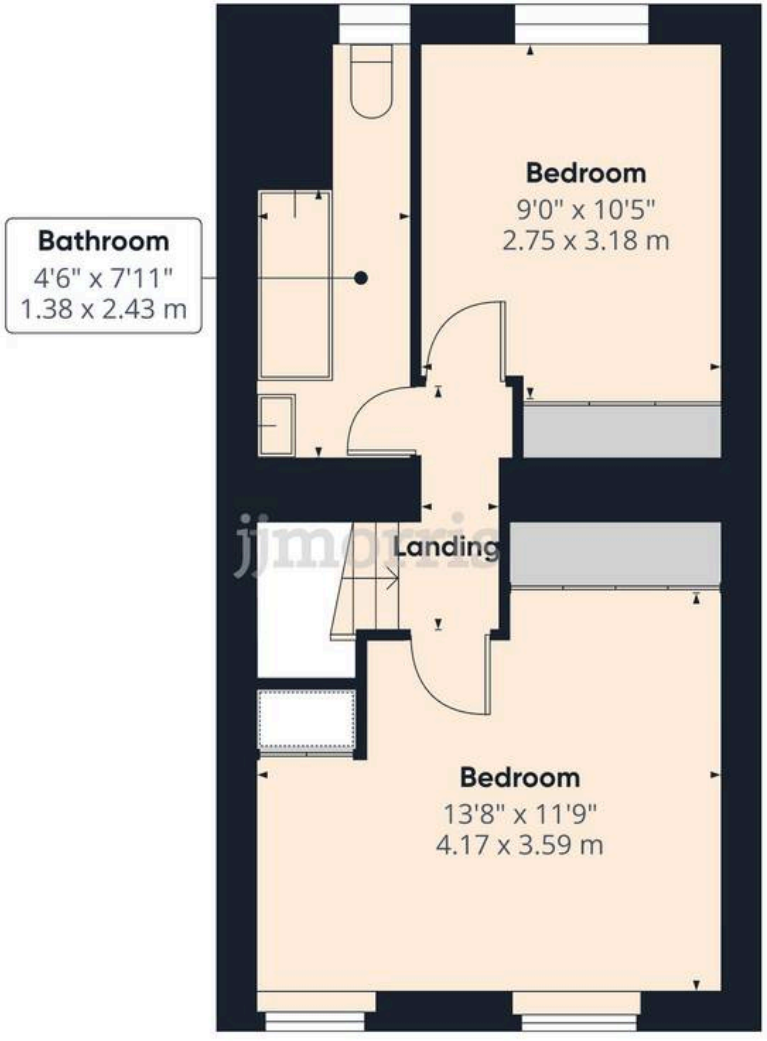

jjmorris.com
EVERYTHING PROPERTY. EVERYTHING RURAL.


jjmorris.com
EVERYTHING PROPERTY. EVERYTHING RURAL.

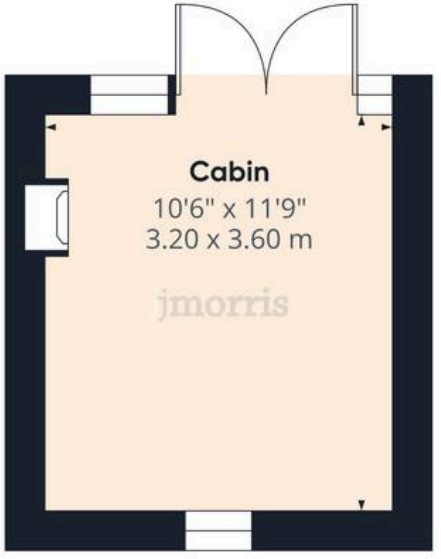

jjmorris.com
EVERYTHING PROPERTY. EVERYTHING RURAL.



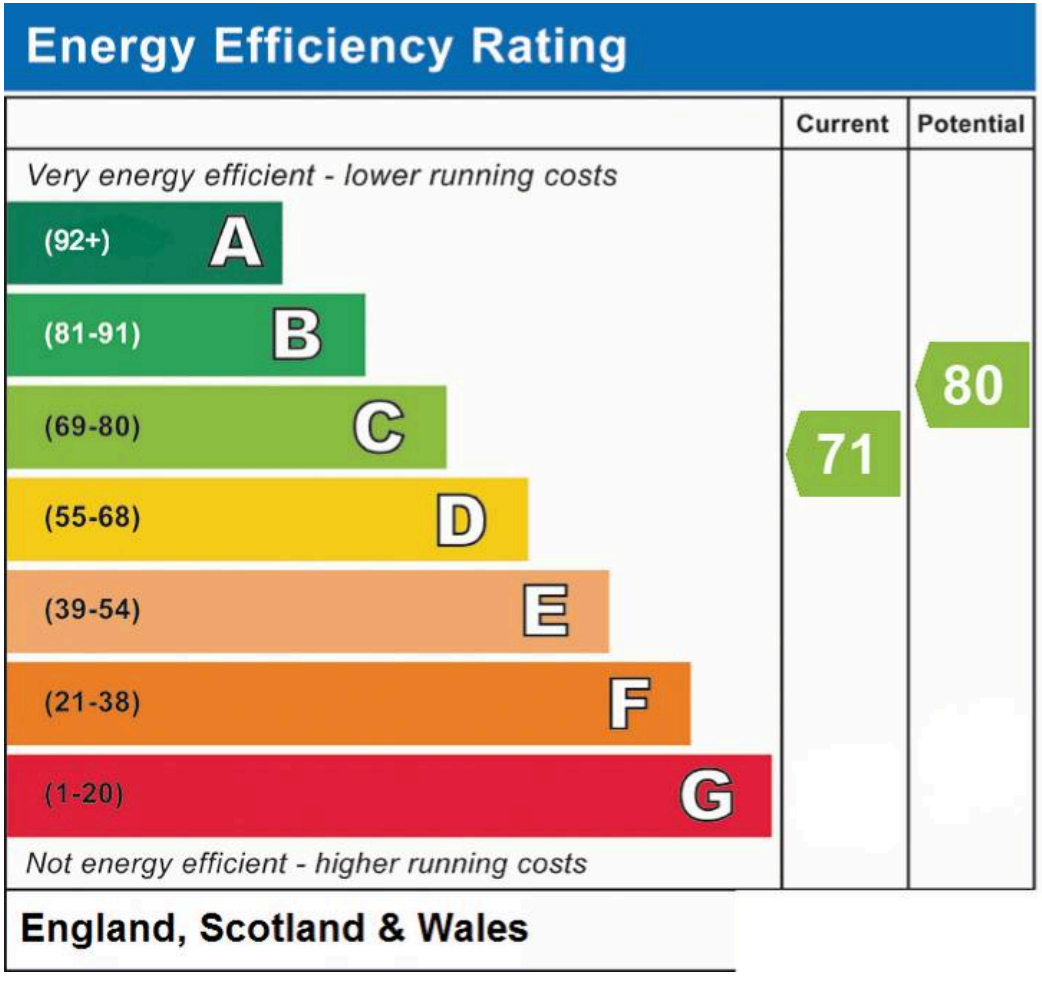
Floor 0 Building 1

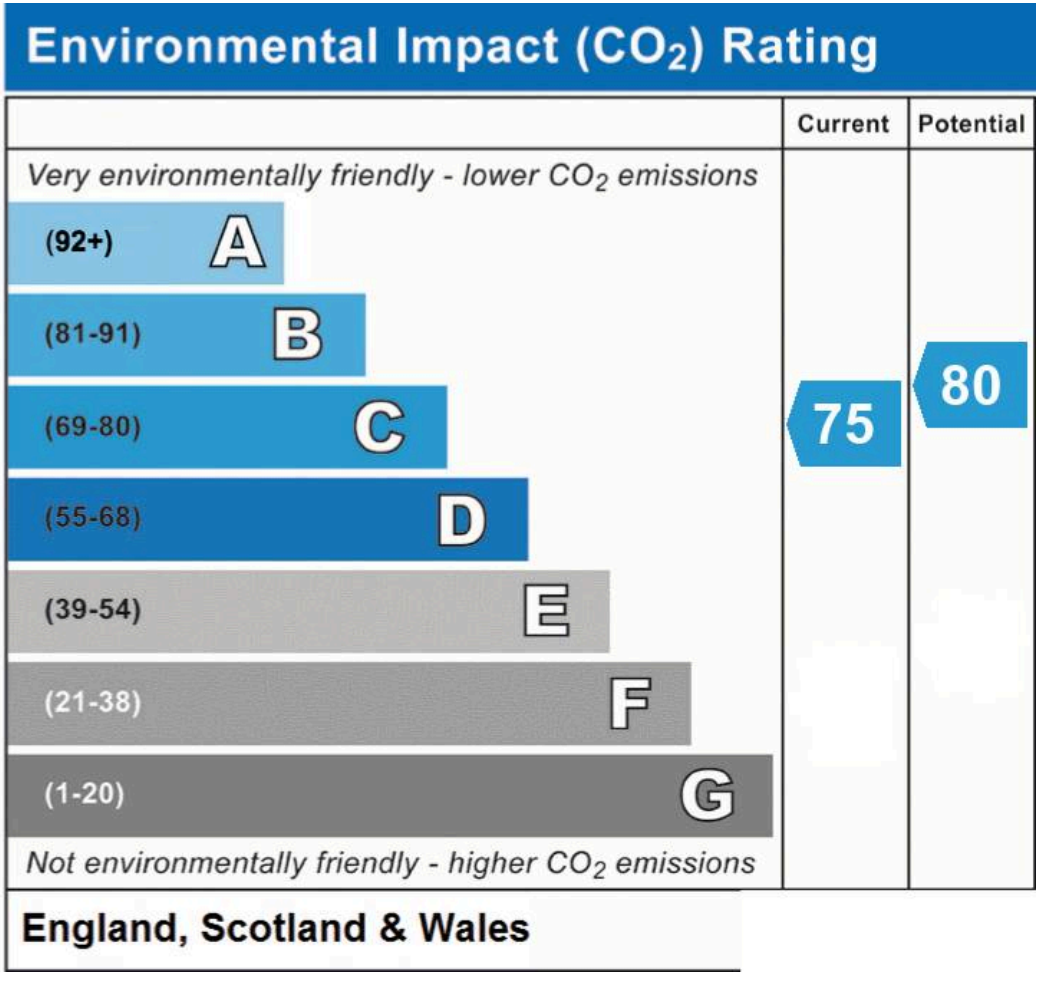


Floor 1 Building 1



Floor 0 Building 2


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
71
80
England, Scotland & Wales


Environmental Impact (CO_2) Rating
Current
Potential
Very environmentally friendly - lower CO_2 emissions
(92+) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not environmentally friendly - higher CO_2 emissions
75
80
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