

Sold
STC



Tara, Ludchurch, Narberth SA67 8JF

Offers in the region of £350,000

Detached 4 Bedroom Dormer House
2 En-Suite Bedrooms, 4 Reception Rooms
Garage, Ample Parking, Large Gardens
Village Location, Short Drive to Coastline

John Francis is a trading name of Countrywide Estate Agents, an appointed representative of Countrywide Principal Services Limited, which is authorised and regulated by the Financial Conduct Authority.

We endeavour to make our sales details accurate and reliable but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not make any representation to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Any information given by us in these details or otherwise is given without responsibility on our part. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Please contact us before viewing the property. If there is any point of particular importance to you we will be pleased to provide additional information or to make further enquiries. We will also confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property.

FC/FC/77856/250920

DESCRIPTION

A substantially extended house occupying a good sized plot with ample parking and gardens in a peaceful village location just a short drive to the Pembrokeshire Coastline. This is a spacious property with 4 reception rooms, kitchen/dining, WC and 20' utility room, 4 double bedrooms two of which are en-suite and family bathroom. Externally there is a detached garage with fixed staircase to attic room and lots of outside space to the rear with decked patio accessed from lounge and kitchen and lawned area for the children to play.

ENTRANCE HALL

Entered via obscure double glazed door with matching side panels, ceiling lights x 2, radiator, open staircase to 1st floor landing, solid wood flooring, doors to:

GAMES ROOM

19'7 x 14' (5.97m x 4.27m)
Ceiling light x 2, double glazed windows to fore x 2, double glazed window to side, fitted carpet.

STUDY

11'8 x 7'8 (3.56m x 2.34m)
Ceiling light, double glazed window to fore, two double door storage cupboards, laminate flooring.

KITCHEN/DINING ROOM

21'7 x 10'9 (6.58m x 3.28m)
Ceiling light x 2, double glazed window to side, double glazed patio doors to rear, range of matching wall and base units with complimentary worktops over stainless steel double drain sink with mixer tap over, plumbing for dishwasher, space for range cooker with extractor fan over, tiled flooring.

SIDE ENTRANCE

4'9 x 3'9 (1.45m x 1.14m)
Ceiling light, hardwood glazed door to side, tiled flooring.

WC

6'2 X 3'9 (1.88m X 1.14m)
Ceiling light, obscured double glazed window to fore, low level WC, pedestal wash hand basin, tiled flooring.

SNUG

11'9 x 9'8 (3.58m x 2.95m)
Ceiling light, double glazed window to rear, radiator, fitted

carpet.

LOUNGE

26'1 x 16'6 (7.95m x 5.03m)
Ceiling light x 2, wall lights x 2, double glazed patio doors to rear and side, multi fuel burner set on slate hearth with wooden mantle, solid wood flooring.

UTILITY ROOM

19'9 max X 11'11 max (6.02m max X 3.63m max)
Ceiling lights x 2, access to attic space, double glazed window to side, range of wall and base units with worktops over, stainless steel double drain sink, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, Worcester oil fired combi boiler, concrete flooring.

FIRST FLOOR LANDING

Ceiling lights x 4. Radiator, storage under eaves, fitted carpet, doors to:

MASTER BEDROOM

16'6 x 15' (5.03m x 4.57m)
Ceiling light, double glazed window to rear, radiator, built in wardrobes, storage under eaves, fitted carpet, door to:

EN-SUITE SHOWER ROOM

7'7 x 5'2 (2.31m x 1.57m)
Ceiling light, shower cubical, pedestal wash hand basin, low level WC, radiator, fitted carpet.

BEDROOM 2

17'7 x 11'11 (5.36m x 3.63m)
Ceiling light. Double glazed window to fore, radiator, fitted carpet, opening into

EN-SUITE BATHROOM/ DRESSING ROOM

15' x 5' (4.57m x 1.52m)
Ceiling light, obscure double glazed window to side, panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, tiled flooring, dressing area.

BEDROOM 3

10'7 x 9'7 (3.23m x 2.92m)
Ceiling light, double glazed window to fore, radiator, fitted carpet.

FAMILY BATHROOM

8'5 x 6'9 (2.57m x 2.06m)
Ceiling light, obscure double glazed window to fore, panelled bath with shower over, pedestal wash hand basin, low level WC, radiator, tiled flooring.

BEDROOM 4

15' x 10'9 (4.57m x 3.28m)
Ceiling light, double glazed window to side, radiator, fitted carpet.

GARAGE

21'5 x 14'6 (6.53m x 4.42m)
Double doors opening out to fore and rear, door to side, power, lighting and water connected, fixed staircase to attic space with double glazed window to fore and rear, laminate flooring.

EXTERNALLY

Entered on an ornate gravelled driveway with ample parking for several cars, boat or troller. Detached garage under slate roof with attic room. To the rear a large decked area ideal for family barbeque's accessed from patio doors from the kitchen and lounge, steps down to a large lawned area with garden shed.

SERVICES

We have been advised that mains water, electricity are connected. Oil Fired Central heating.

VIEWING

By appointment with the selling Agents on 01834 861812 or e-mail narberth@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 1:00pm

FACEBOOK & TWITTER

Follow us on twitter
@JohnFrancisNarb or on
facebook www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

DIRECTIONS

From Narberth head out towards Princes Gate, at the cross roads proceed straight across and carry on to Ludchurch. On entering the village continue through passing the caravan park on the right, continue for approx 200yds and where the property can be found on the right identified by our John Francis for sale board.



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		51	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

**John.
Francis**