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The Property
Ombudsman



**NEW
INSTRUCTION**



The Jays Tavernspite, Whitland SA34 0NL

Offers in the region of £350,000

**Immaculate Detached Bungalow
Four Double Bedrooms
Parking for Approx 6 Cars
Office and Utility Space
Large Patio Area with Large Lawn Garden**

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.

DESCRIPTION

*****SPACIOUS DETACHED BUNGALOW*****

The Jays is a beautifully presented 4 bedroom detached bungalow located on the edge of Tavernspite Village. The property benefits from having off road parking to the front for approx 6 cars. To the rear is a large patio area, conservatory and large lawn area with views over the surrounding fields. Internally the property briefly consists of a lounge, large kitchen/diner, with 4 double bedrooms.

Tavernspite is a small village located between Narberth Town and Whitland. The coastal resorts of Pendine and Amroth are 10 minutes drive away, and slightly further to Tenby and Saundersfoot.

PORCH

4' x 3'8 (1.22m x 1.12m)

Half double glazed front door into enclosed porch with wood effect floor. Single glazed door with fixed glass panel into hallway.

HALLWAY

26'4 x 5' and 13'4 x 5' (8.03m x 1.52m and 4.06m x 1.52m)

L shaped hallway with wood effect floor throughout. Single radiator and fitted with handrails.

LOUNGE

16'9 x 11'5 (5.11m x 3.48m)

Door from hallway into the lounge, double glazed window to the front with single radiator below. Multi fuel log burner with wooden mantel piece, wood effect floor. Wooden double glazed doors into kitchen.

KITCHEN/DINER

21'8 x 11'6 (6.60m x 3.51m)

Double glazed window overlooking back garden. Range of cream fitted base and wall units, part tiled, with integrated Hotpoint dishwasher, 6 ring Belling Range electric cooker, Stainless steel sink with draining board. Ceramic tiled floor, single radiator. Built in airing cupboard.

CONSERVATORY

11' x 9'6 (3.35m x 2.90m)

Sliding doors from kitchen into the conservatory, large double glazed window overlooking rear and second set of double glazed french doors into the garden. Vaulted roof with fitted blinds.

Ceramic tiled floor. Single radiator.

OFFICE

11'6 x 10'1 (3.51m x 3.07m)

Large double glazed fixed window panel with single door to the front, double glazed frosted window to the side. Ceramic tiled floor throughout and large radiator.

BOILER ROOM/CLOAKROOM

11'6 x 5'9 (3.51m x 1.75m)

Oil boiler and water tank. Ceramic tiled floor.

UTILITY ROOM

8'3 x 6'9 (2.51m x 2.06m)

Double glazed window to the rear and fully double glazed door out onto the garden. Fitted with base and wall units and stainless steel sink with draining board. Plumbing for washing and space for a tumble dryer.

W/C

6'9 x 2'8 (2.06m x 0.81m)

Toilet with pedestal sink. Walls fully tiled, ceramic floor tiles and extractor fan.

BEDROOM

12'6 x 10'4 (3.81m x 3.15m)

Double glazed window to the front with single radiator underneath. Fitted triple wardrobes and fitted carpet.

BEDROOM

12'6 x 10'3 (3.81m x 3.12m)

Double glazed window to the front with single radiator underneath, fitted carpet.

SHOWER ROOM

11'1 x 5' (3.38m x 1.52m)

Double glazed frosted glass to the rear. Low profile rectangular shower tray with power shower, with glass enclosure and bi-fold door. Toilet, vanity unit with sink fitted. Heated towel rail, ceramic floor tiles.

MASTER BEDROOM

16'9 x 10'5 (5.11m x 3.18m)

Double glazed window to the front with single radiator underneath. Built in triple wardrobes, fitted carpet.

BEDROOM

14'1 x 11'1 (4.29m x 3.38m)

Double glazed patio doors to the rear, double radiator, TV aerial point. Built in triple wardrobes and fitted carpet.

BATHROOM

11'1 x 7'1 (3.38m x 2.16m)

Double glazed frosted window to the rear. Double ended bath with central taps. Large rectangular shower cubicle with glass enclosure and sliding door, power shower over. Built in vanity unit and wall cupboards, with enclosed toilet and fitted sink. Heated towel rail and ceramic tiled floor.

EXTERNAL

To the front is a driveway which has enough space for approx 6 cars. This is bordered by a lawn area with mature shrubs and hedges. Access to the rear can be found on both sides of the property. South facing large patio area, with a large flat lawn area. The garden is bordered on one side with mature shrubs and hedges and 6ft fencing on the other. To the rear of the garden is a secure wire fence and views over the surrounding fields. Greenhouse and shed included

SERVICES

We have been advised that main services are connected. Oil fired central heating system.

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

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TENURE

We are advised that the property is Freehold

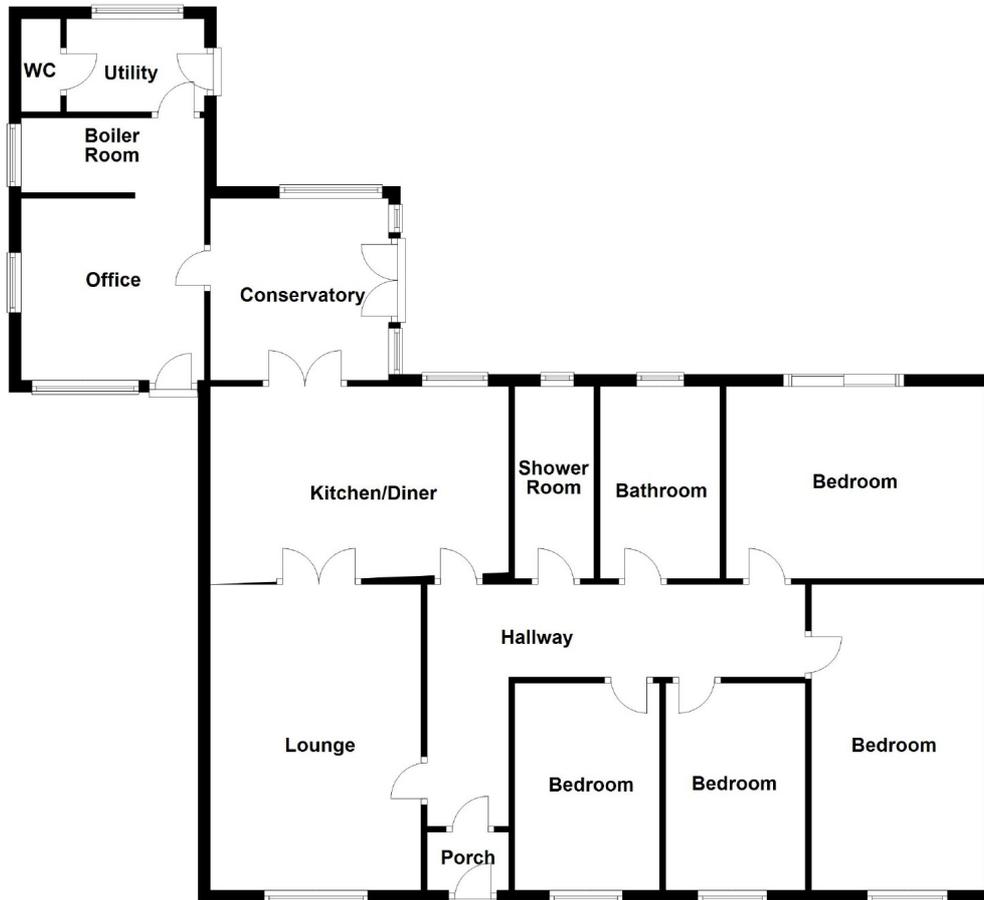
GENERAL NOTE

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 of town towards Princes Gate turning left for Tavernspite. On entering the village the property can be found on the right before the garden centre.

Ground Floor



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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

**John.
Francis**