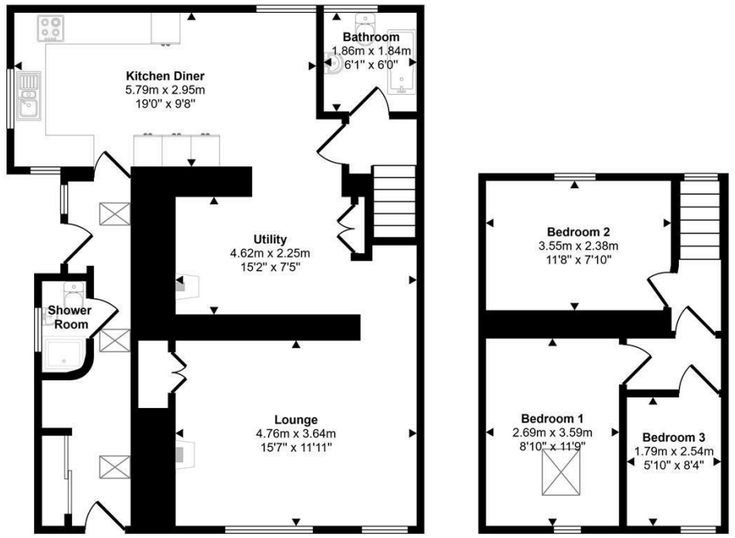
Approx Gross Internal Area
103 sq m / 1106 sq ft




Ground Floor
Approx 73 sq m / 781 sq ft




First Floor
Approx 30 sq m / 325 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Electric, Mains Water, Mains Drainage
HEATING: Gas & Underfloor
TAX: Band C

We would respectfully ask you to call our office before you view this property internally or externally

SSG/ESL/10/25/OK

FACEBOOK & TWITTER
Be sure to follow us on Twitter: @ WWProps
https://www.facebook.com/westwalesproperties/

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.
**Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,**

*COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London*

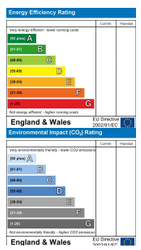
Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk
TELEPHONE: 01834 845584



01834 845584
www.westwalesproperties.co.uk

## 2 Nestor Square, Narberth, Pembrokeshire, SA67 7DG

- Semi-Detached Cottage
- Walking Distance To Town Centre
- Character Features
- Downstairs Bathroom
- Gas And Underfloor Heating
- Character Cottage On A Private Lane
- Three Bedoroms
- Pretty Cottage Garden
- Two Reception Rooms
- EPC Rating: TBC




## Offers In The Region Of £230,000

*COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London*

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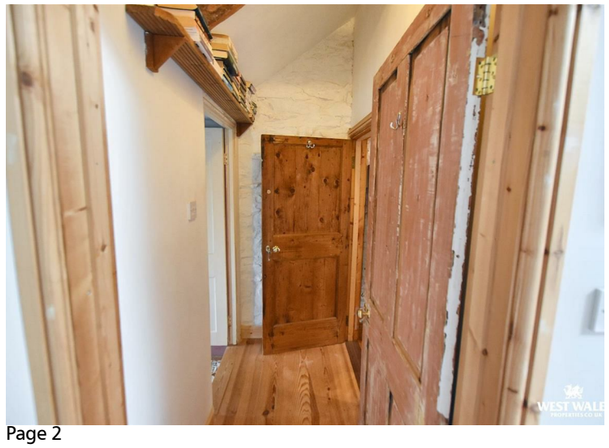
EMAIL: tenby@westwalesproperties.co.uk TELEPHONE: 01834 845584

***The Agent that goes the Extra Mile***



A rare opportunity to purchase a characterful and comfortable semi-detached cottage, nestled on a quaint no-through road in Narberth town centre. The property is finished to a high standard, seamlessly blending the character with Scandinavian style, and is being sold with the further appeal of no onward chain, making it a fantastic option for first-time buyers or someone looking for a family home.

The layout of the property briefly comprises an entrance hall offering double access points, inbuilt storage, and a downstairs shower room, an open plan kitchen/diner with modern kitchen units, a central living space with further storage and an original inglenook fireplace, progressing on to the living room with wooden beams and a woodburning stove. A downstairs bathroom serves the three bedrooms on the first floor. The master bedroom boasts a vaulted ceiling, a skylight, and a fitted wardrobe. Bedroom two has steps leading up to a mezzanine bed with further rest. area. The property oozes character and is served by double glazing, with gas and underfloor central heating.

Externally, the garden is situated adjacent to the property on the other side of the lane. The garden is laid to lawn with established plants and a decked seating area. There are existing outbuildings for storage or improvement.

A lovely home which is bursting with charm. Ideal for homeowners or investors seeking a balance of convenient location and local town vibrancy. This property is a must-see!

Narberth is known for its charming town centre, boutique shops, cafe's, and strong community feel. Properties in Spring Gardens enjoy close proximity to local amenities while often offering residential character. Its advantageous setting also provides easy access to the Pembrokeshire countryside and coast, blending lifestyle and convenience.

## DIRECTIONS

Head out of Tenby on the A478 in the direction of Kilgetty and at Kilgetty roundabout, take the 2nd turning towards Narberth and follow for 5 miles. Upon reaching the centre of the town, proceed to the top of the High Street and turn right onto Spring Gardens, where you will see a turning opposite CK's supermarket. Turn down here and Nestor Square is the first lane on the right. What3Words: ///gown.optimists.loitering

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.