



2 The Old Victorian School

Stepaside, Narberth, SA67 8LQ

Asking Price £184,950



A Two Bedroom Maisonette in the Old Victorian School at Stepside which has been completely renovated throughout to provide modern comfortable living but with the character of an old stone cottage. The property would make an ideal first time buy or holiday let. Number 2 The Old School benefits from off road parking, exposed beams, communal garden area and utility room, solid wood double glazing and an open fireplace.



ACCOMMODATION COMPRISES:

Lounge/Kitchen/Diner, Shower Room, Two Bedrooms. OUTSIDE: - Parking, Communal Garden and Utility Room.

LOUNGE/KITCHEN/DINER 20'6" x 18'5" (6.25 x 5.61)

Lounge area has centre ceiling light point, smoke alarm, open fireplace with brick surround,(currently not in use) two solid wood double glazed windows to the rear of the property, and again another solid wood double glazed window to the front, timber flooring, two wall mounted electric heaters, burglar alarm, satellite digital TV point.

KITCHEN AREA

Kitchen area has a number of wall and floor mounted units, tiled behind work surfaces, one and a half bowl stainless steel sink with mixer tap over, space and plumbing for washing machine, integral four ring electric hob with extractor fan over.

FIRST FLOOR LANDING

This has centre ceiling light point, double glazed Velux window, timber flooring, exposed beams, smoke alarm, and wall mounted electric heater.

SHOWER ROOM

Shower room has centre ceiling light point, solid wood double glazed Velux window, shower cubicle with electric shower over, pedestal wash hand basin, close coupled WC, chrome heated towel rail and timber flooring.

BEDROOM ONE 12'10" x 8'7" (3.91 x 2.62)

Bedroom one has centre ceiling light point, double glazed Velux window, exposed beams, wall mounted electric heater and timber flooring.

BEDROOM TWO 9'7" x 7'11" (2.92 x 2.41)

Bedroom two has centre ceiling light point, exposed beams, double glazed Velux window, wall mounted electric heater and timber flooring.

UTILITY ROOM

Near the property is a shared utility room which houses a washing machine and drier, and is used for general storage of gardening equipment etc. Maintenance and running of this is covered by the annual service charge.

OUTSIDE

Outside to the front of the property is a parking space for one car. There are other visitor spaces that can be used on a first-come first-served basis

GARDEN

There is a sunny, south facing communal area to the front for the use of all properties. It has a large lawned area and pleasant woodland views.

NOTE

The Council Tax is £1319.11 for 2021/ 2022
Service charge is approximately £250 p/a which covers buildings insurance and general maintenance of communal areas such as the garden and running of the utility room.

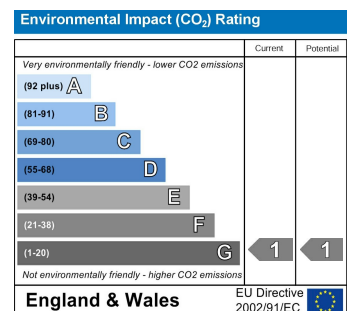
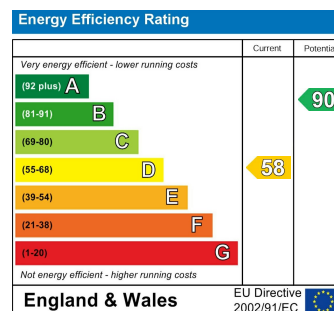
Lease length is 999 years from 2006.

Head out of Tenby on the A478, at the first main roundabout turn right on to the by-pass to Carmarthen and at approximately 500 meters drive under a bridge and turn right into Stepside. Drive into the village and take the first left, drive up the hill approximately 150 meters and the Old School is on your right hand side. Number two is straight ahead. The property is approached via a brick paved pathway that leads to the front

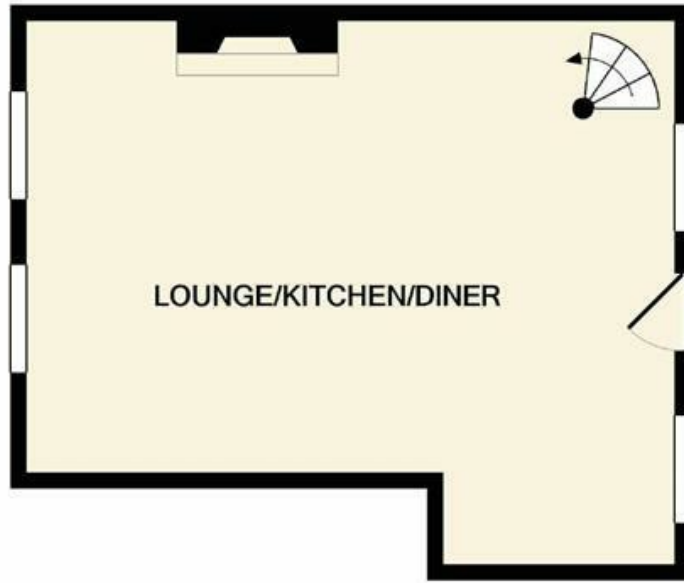


Tenure = Leasehold

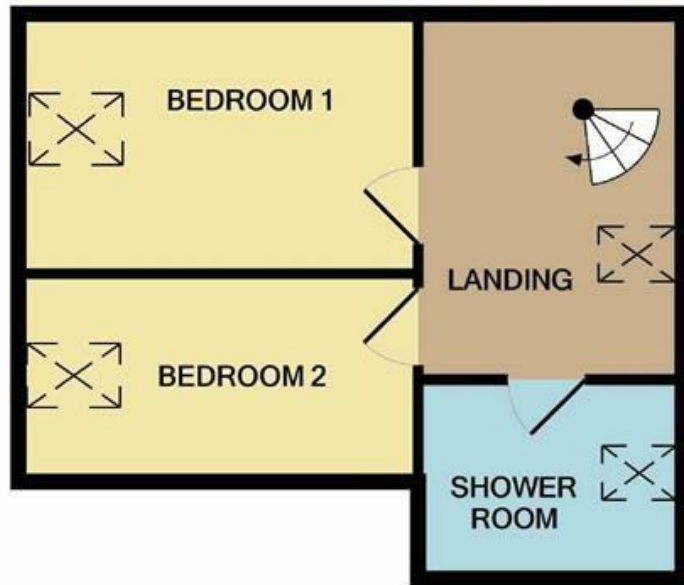
- Two Bedroom Maisonette
 - Quiet Location
- Old School Conversion
 - Ideal Investment
 - Garden Area



Floor Plan



GROUND FLOOR
APPROX. FLOOR
AREA 306 SQ.FT.
(28.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 309 SQ.FT.
(28.7 SQ.M.)

UNIT STEPSIDE COTTAGES, KILGETTY LANE, STEPSIDE
TOTAL APPROX. FLOOR AREA 615 SQ.FT. (57.1 SQ.M.)

Measurements are approximate. Not to scale. Illustrative purposes only
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