

Flat 1, 3 Castle Terrace, Narberth



£570 PCM



A well-presented one-bedroom flat situated in a sought-after town centre location in Narberth. Narberth is a vibrant market town offering an excellent range of independent shops, cafés, restaurants, and services, together with good transport links by road and rail.

The property is located on the second floor of a block of similar flats and is arranged over one level. Access is gained via a communal entrance and staircase, and the accommodation provides a comfortable living space within easy reach of all local amenities.



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Hallway

Entrance door, fitted carpet

Living Room

4.20m x 4.00m (13'9" x 13'1")

uPVC double glazed window to front, fitted carpet

Kitchen

2.80m x 2.50m (9'2" x 8'2")

Matching base and wall units, single drainer sink, tiled splash back, timber effect flooring, uPVC double glazed window to rear, wall mounted gas fired boiler

Bedroom

2.00m x 2.70m (6'7" x 8'10")

Double bedroom with uPVC double glazed window to front, fitted carpet

Bathroom

Twin grip panelled bath with electric shower over and screen, close coupled lavatory, pedestal hand basin, part tiled walls, tile effect flooring

General Notes

Security Deposit: £600.00 (to be held in a government-approved tenancy deposit scheme)

Rent: £600.00 per calendar month, payable in advance.

Tenure: Let on a Standard Occupation Contract

EPC Rating: D

Council Tax Band: A

Furnishings: Property is let unfurnished

Utilities: Mains gas, electricity, water &

drainage connected

Tenants responsible for payment of all utilities & Council Tax

Broadband: Superfast available in the area

Mobile Coverage: Limited 5G coverage available in the area

Tenants should make their own enquiries of Ofcom Checker to confirm speed and coverage availability by provider

Viewing

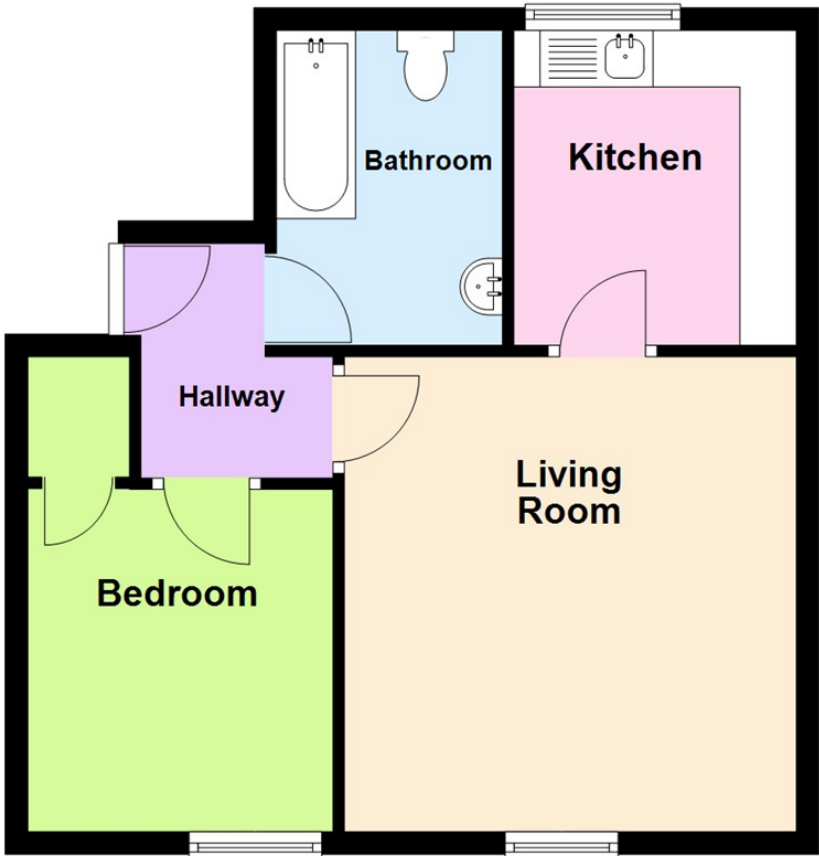
Viewing strictly by appointment only.

All applicants will be subject to referencing, affordability checks, and right-to-rent checks (if applicable).



Ground Floor

Approx. 42.8 sq. metres (461.0 sq. feet)



Total area: approx. 42.8 sq. metres (461.0 sq. feet)

For illustration purposes, do not scale.
Plan produced using PlanUp.

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Following the A487: Proceed on the A487 as if exiting Narberth towards Templeton. Before exiting town turn left onto Castle Terrace. The property can be found on the left hand side. what3words:///replaying.spice.storms

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



These particulars are supplied subject to the property being unsold/let/unlet and on the express conditions that negotiations for purchase or otherwise are made through and deposit paid to R K Lucas & Son. The description is believed to be accurate, but it is issued as a guide only, thereafter the agents do not hold themselves responsible for any errors in description as the property will be sold/let according to the contract issued by the Vendor's/Lessor's Solicitors.