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Estate & Letting Agents

Halkon Crescent, Narberth

3 Bedrooms I 2 Reception I 1 Bathrooms

Offers in the region of £247,500



- 3 Bedrooms
- Sought after location
- Open plan Kitchen/Diner
- Ideal for first time buyers or Investors
- Chain free
- Walking distance to Narberth
- Driveway with parking
- Gardeners' paradise
- Large plot (see boundary photo on online portals)



A fantastic first step or investment with great potential in a sought-after town

An excellent opportunity for first-time buyers or investors alike, this three-bedroom semi-detached home is set within the ever-popular market town of Narberth, offering a wide range of amenities close at hand.

While some external maintenance is required, the property is well presented internally and provides fantastic scope to add value. Benefits include off-road parking, a generously sized rear garden with rural views, and the added advantage of no forward chain.

The accommodation briefly comprises an entrance hallway, lounge, kitchen/diner, three bedrooms, and a shower room. Externally, the rear garden is of a good size and features a garden shed, two block-built stores, and a separate W.C.

Narberth itself boasts an excellent range of shops, eateries, schools, and leisure facilities, along with a railway station and easy access to Haverfordwest and the sought-after coastal resorts of Saundersfoot and Tenby. A great choice for those looking to get onto the property ladder or secure a solid investment









Entrance Hall

Lounge: *14' x 9'1" (4.27m x 2.77m)* A bright and well-presented home with an open-plan living and kitchen area, offering a comfortable and sociable layout.

Kitchen/Diner: *21'3" x 12'1" (6.48m x 3.68m)* A bright and functional kitchen/breakfast room fitted with a range of wood-finish wall and base units, ample worktop space, and tiled splashbacks. Featuring a built-in oven and gas hob and space for appliances. Dual aspect windows and a door to the outside provide plenty of natural light and convenient access.

FIRST FLOOR

Landing

Bedroom: *14'8" x 11'4" (4.47m x 3.45m)* A spacious double bedroom offering a light and airy feel, featuring a large window that allows for plenty of natural light. The room provides ample space for bedroom furniture and benefits from fitted storage, with neutral décor creating a versatile space ready for personalisation

Bedroom: *14'8" x 11'4" (4.47m x 3.45m)* A well-proportioned double bedroom featuring a bright window allowing for natural light, complemented by attractive patterned décor. The room benefits from built-in storage, making it both practical and functional, and offers sufficient space for bedroom furnishings.

Bedroom: *9'11" x 7'1" (3.02m x 2.16m)* A compact and versatile bedroom featuring a window that provides natural light, complemented by decorative patterned walls. The room offers space for essential furnishings and would be well suited as a single bedroom, nursery, or home office, with a practical layout and pleasant outlook.

Bathroom: *8'4" x 5'8" (2.54m x 1.73m)* A well-appointed and modern shower room, comprising a corner walk-in shower enclosure with glazed screens and a wall-mounted shower unit. The room also features a contemporary wash hand basin set within a vanity unit, providing useful storage. A window allows for natural light and ventilation, while neutral tiling and flooring create a clean and practical space.

VIEWING: By appointment only via the Agents

SERVICES: We have not checked or tested any of the Services or Appliances

TENTURE: FREEHOLD

TAX BAND: C

MAINS GAS CENTRAL HEATING

MAINS ELECTRIC AND WATER

MAINS DRAINAGE

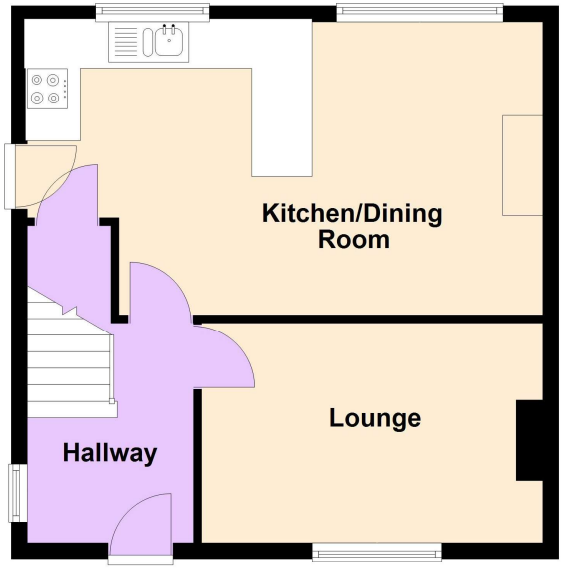
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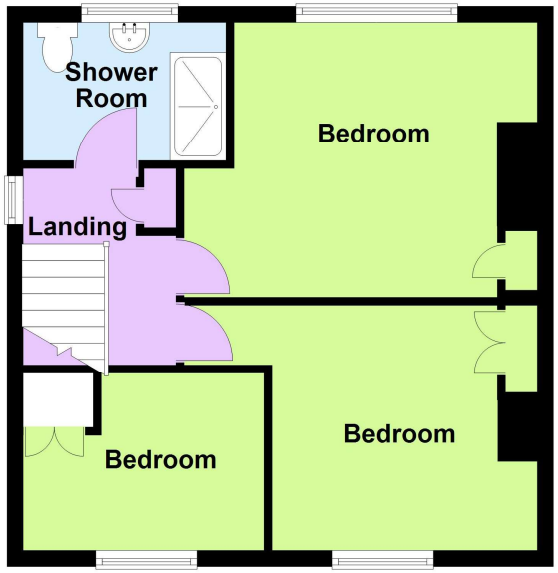




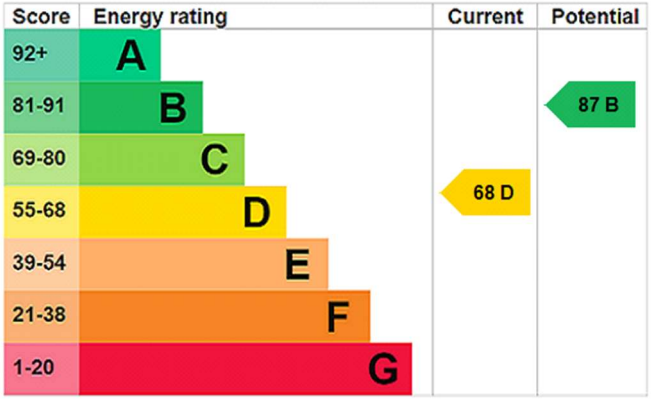
Ground Floor
Approx. 41.8 sq. metres (450.2 sq. feet)



First Floor
Approx. 42.3 sq. metres (455.1 sq. feet)



Total area: approx. 84.1 sq. metres (905.2 sq. feet)



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