



**St James Street
Narberth
Pembrokeshire
SA67 7DA**

Offers In Excess Of £220,000

bettermove

St James Street Narberth

Bettermove are proud to present this 2 bedroom end of terraced house with commercial unit below. This property is available with no forward chain.

The flat is currently vacant, however the commercial unit is in use, rental yields can be obtained via Bettermove.

The property benefits from double glazing and gas central heating throughout.

The council tax band is C.

The interior of this beautifully presented property comprises of a outbuilding which contains a large shop floor area, work room, kitchen and separate w/c .The first floor consists of 1 bedroom, living room, kitchen and a bathroom. The second floor consists of the 2nd bedroom and a balcony.

Located in the popular town of Narberth, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs.

Excellent transport connections can be found from the A40, Narbeth Train Station and many local bus routes.

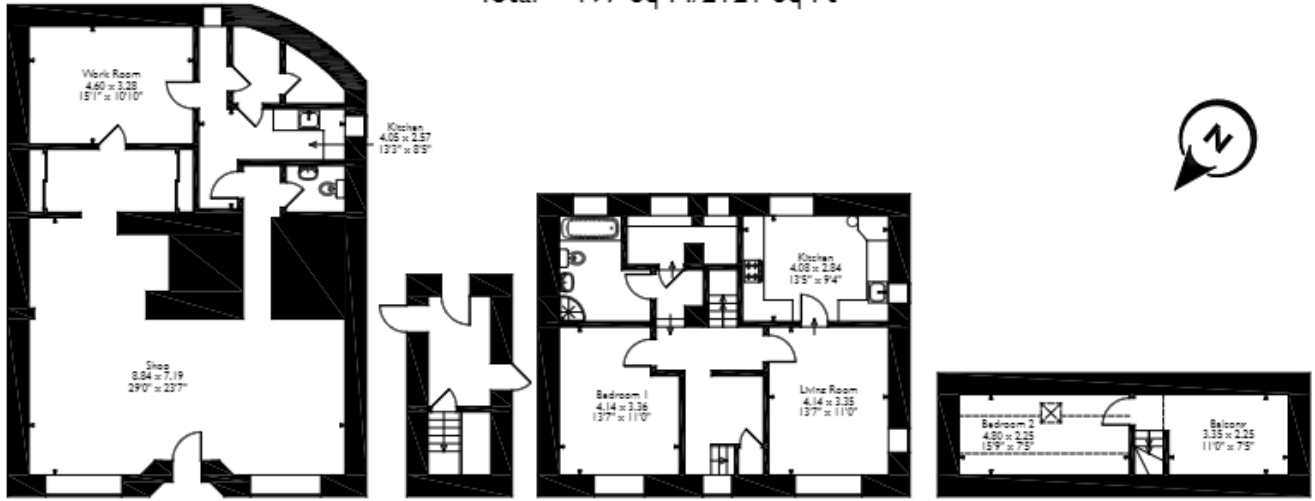
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.



60A St. James Street, Narberth
 Approximate Gross Internal Area
 Main House = 89 Sq M/958 Sq Ft
 Outbuilding = 108 Sq M/1163 Sq Ft
 Total = 197 Sq M/2121 Sq Ft



Outbuilding **Ground Floor** **First Floor** **Second Floor**
 Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	60	71
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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