

AVAILABLE DUE TO RELOCATION

LANDSKER HOUSE 21 STATION ROAD NARBERTH SA67 7DR

OFFERS AROUND £

A DOUBLE FRONTED TERRACED HOUSE WHICH HAS BEEN THE BRANCH OFFICE FOR W & M J ROSSITER & SON - WELL POSITIONED AND HAVING BOTH RESIDENTIAL AND COMMERCIAL POTENTIAL (STC)



- **3 LIVING ROOMS/OFFICES**
- **4 BEDROOMS**
- **UTILITY & WC**

- **KITCHEN**
- **BATHROOM/WC**
- **WALLED REAR YARD**

GENERAL

Landsker House is prominently located behind Narberth's "Celtic" Cross (2001) at the junction of the A478 and B4314 close to the busy town centre. There are several commercial premises within the immediate vicinity.

Narberth itself has a population of around 4,000 and an excellent range of amenities including thriving independent/bespoke shops, cafes and restaurants, a school and recreational facilities etc. The A40(T) is half a mile or so north of the town centre. The well known seaside resorts of Tenby and Saundersfoot are around 10 and eight miles respectively. Haverfordwest is about 12 miles west and Carmarthen around 20 miles east.

Landsker House can be utilised as a dwelling and would perhaps be ideal as a House for a young family. Alternatively subject to consent, it has commercial possibilities e.g. Offices possibly with a self-contained Flat on the First Floor.

With approximate dimensions, the accommodation briefly comprises

GROUND FLOOR

Hall	Part glazed hardwood glazed front door, access to Inner Hall/Office/Study
Sitting Room/Office	12'9" x 12'6" (3.89m x 3.81m) front window attractive fireplace with electric coal effect fire, oak framed glazed doors to ...
Dining Room/Office	11'10" x 8'2" (3.61m x 2.49m) rear window, feature recess, access to ...
Kitchen	11'9" x 9'2" (3.58m x 2.79m) window and double glazed door to rear, stainless steel sink, fitted wall and base units - white doors and contrasting work surfaces, electric cooker point.
Inner Hall/Office/Study	12'9" x 11'0" (3.89m x 3.35m) overall, front window, built-in cupboards, staircase to First Floor.

FIRST FLOOR

Landing	Split level
Bedroom 1	12'9" x 9'4" (3.89m x 2.84m) plus door entrance space, front window.
Bedroom 2	12'6" x 8'5" (3.81m x 2.57m) plus door entrance space, rear window, display plinths.
Bedroom 3	11'6" x 11'4" (3.51m x 3.45m) overall plus built-in wardrobe, irregularly shaped, rear window.
Bedroom 4	9'2" x 7'9" (2.79m x 2.36m) window to front.
Bathroom/WC	8'4" x 5'4" (2.54m x 1.63m) suite comprising bath with flexi shower over, wash hand basin and WC, tiling, shelved airing cupboard and immersion.
OUTSIDE	Covered Yard 11'3" x 6'6" (3.43m x 1.98m) providing access to the Utility Room 8'6" x 8'5" (2.59m x 2.57m) average including Downstairs WC , stainless steel sink and plumbing for washing machine. Small bin area.
SERVICES Etc (none tested)	All mains connected. Gas fired central heating from an Ideal Mexico boiler. Upvc framed double glazed windows.

TENURE

We understand that this is Freehold.

DIRECTIONS

The Property is situated on the east side of Narberth town centre adjacent to the town's one way traffic system at the Spring Gardens/St James Street junction.

VIEWING

**STRICTLY BY APPOINTMENT WITH THE SOLE AGENT
GUY THOMAS LLP ON 01646 682342.**