

LET AGREED



UNDER OFFER - VALLEY ROAD

Rent

£800 PCM

Deposit Required

£900

PATHWAY LETTINGS | Pathway

3 1 1 E

# 3 Bedroom House located in Narberth

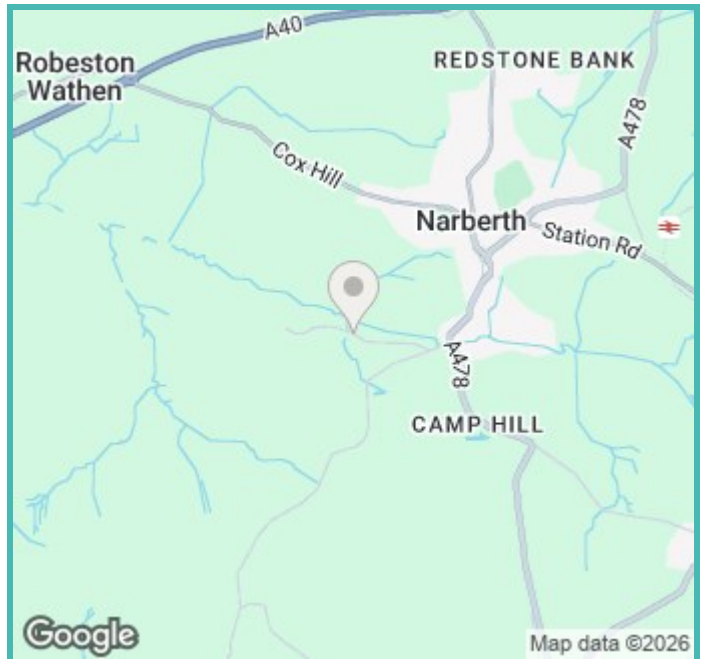
Available end of April. On the outskirts of the charming town of Narberth, this delightful three-bedroom house offers a perfect blend of comfort and convenience. Built in 1991, the property spans approximately 700 square feet and is ideal for families or professionals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The well-appointed kitchen is designed for practicality, making meal preparation and family gatherings a pleasure.

The property features two comfortably sized bedrooms, each offering ample space and natural light, ensuring a restful environment, and one smaller bedroom ideal for a small child, guests or for use as an office. The bathroom is well-equipped, catering to all your daily needs.

Gas central heating throughout the house ensures a cosy atmosphere during the cooler months, while the shared driveway provides convenient off-road parking for you and your guests.

- **Rent £800pcm. First month payable before occupation date**
- **Bond £900**
- **Monthly contribution for gas and electric required. £200 payable in advance.**
- **Shared driveway with 1 other property**
- **Private garden.**
- **Gas central heating (LPG)**
- **Council Tax Band D. Annual charge 2025/26 £2,072.43**
- **EPC E (41) Exp 14.10.35 For more details see <https://find-energy-certificate.service.gov.uk/>**
- **Private water supply**
- **PLLO 11**



## Energy Performance

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		<b>63</b>
(39-54) <b>E</b>	<b>41</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Contact us on:

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<https://pathwaylettings.co.uk/>

