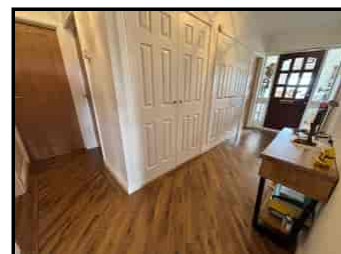


*Elevated Position with Panoramic Views of the Surrounding Countryside. The Property offers Superb Finishes a Gardeners Dream with Over and Acre of Grounds & Land. Edge of village Location.*



Meadow Bank, Templeton, Narberth, Pembrokeshire. SA67 8RX.

£550,000

R/4758/NT

A dream home having superb far reaching countryside views with some lovely gardens, grounds and land. Edge of village location with Templeton village Centre a short walk away. Envious sun room with views from, the property offers light and roomy accommodation and in excellent decorative order. Envious views are enjoyed from the light and large windows along with the superb conservatories with folding doors to the step out patio, well kept gardens and pony paddock. The superb finishes to the property are endless with Granit worktops to kitchen, open plan making it a superb room. Outdoors there is a detached garage and ample parking. Also a summer house to enjoy the well kept gardens and paddock while being able to watch the wildlife the rural location enjoys. Quality finishes which have to be seen, a viewing of the individual property is a must. The village offers eateries, hall, junior school and places of worship.



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Ceredigion, SA46 0AS  
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**CARMARTHEN**  
11, Lammas St, Carmarthen,  
Carmarthenshire, SA31 3AD  
Tel:01267 493444  
carmarthen@morgananddavies.co.uk

## Location

A peaceful and rural village being 2 miles from the market town of Narberth, 7 miles from the popular coastal village of Saundersfoot and Tenby is 9 miles approx. The main A 40 is 4 miles approx. A good location to travel around the south Pembrokeshire coastline The village of Templeton has amenities including primary school, playground, Doctors Surgery, village hall and a highly recommended public house.

Templeton is only a short drive from the former market town of Narberth with its excellent shopping facilities and amenities and the popular Pembrokeshire coastline at Tenby which is about 8 miles south and the closest beaches of Amroth and Saundersfoot being approximately 5 miles distant. There are good transport links to the resorts and larger towns.

## Reception Porch

1.78m x 2.06m (5' 10" x 6' 9")

Doors to



## Sun Room

4.35m x 4.67m (14' 3" x 15' 4")

Triple aspect to front with far reaching views.

Triple folding doors to enjoy the fresh country air.







## Lounge

6.95m x 3.89m (22' 10" x 12' 9")

Double glazed window to side. Multi fuel burner inset and on slate hearth.



## Kitchen / Dining Area

6.95m x 3.62m (22' 10" x 11' 11")

An excellent range of base units with Granite worktops over and matching wall units. One and a half bowl stainless steel sink unit. Soft close drawers and cupboards and carousels to corner cupboards. Halogen 4 ring hob with extractor fan over. Oven and Oven/ grill/ microwave these are self cleaning. Fitted fridge and dish washer. Island unit with storage units, granite worktops and pop up plug. Radiator. Tiled floor.





## Rear Conservatory

3.82m x 2.39m (12' 6" x 7' 10")

Double aspect to rear and dwarf wall with shelf.



## Utility

3.06m x 3.90m (10' 0" x 12' 10")

Double glazed window to side, radiator, range of base units with worktops over and matching wall units. Ceramic sink unit with single drainer. Plumbing and space for washing machine and tumble drier. Separate WC





## Family Bathroom

2.45m x 2.67m (8' 0" x 8' 9")

Panelled bath, WC, Vanity wash hand basin, shower cubicle, Tiled floor and walls, opaque window to side. Radiator.



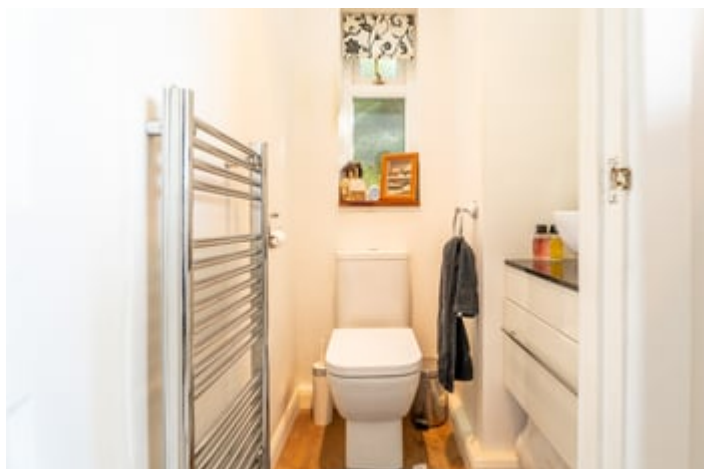
## Front Bedroom

3m x 3.68m (9' 10" x 12' 1")

Double glazed window to front. Double wardrobe and radiator.







### En Suite

WC and wash hand basin and chrome towel radiator.

### Side Bedroom

3.97m x 2.92m (13' 0" x 9' 7")

Double glazed window to side. Radiator.



### Rear Bedroom

3.21m x 3.19m (10' 6" x 10' 6")

Double glazed window to rear. Fitted wardrobes and radiator.



### Summer House





## Detached Garage



## Grounds & Paddock



## Services

We have been informed by the current vendor that the property benefits from mains water, mains electric. Private drainage (cesspool) and oil central heating.







### **Tenure and Possession**

We are informed the property is of Freehold Tenure and will be vacant on completion.

### **Council Tax Band**

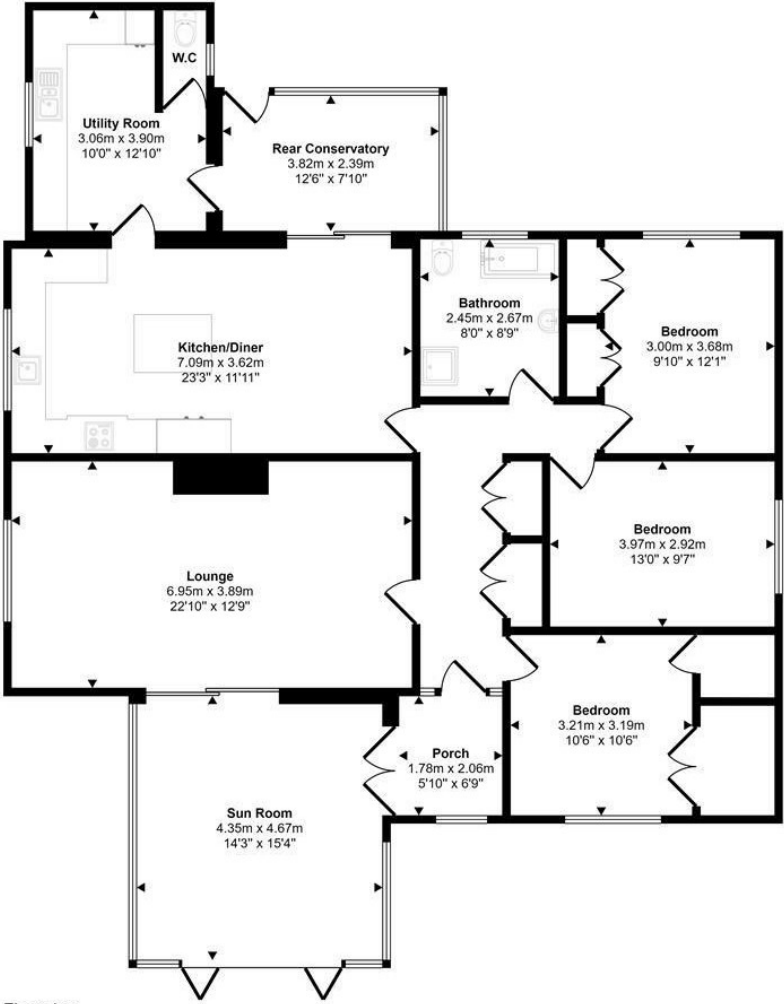
The property is listed under the Local Authority of Carmarthenshire County Council and has the following charges. Council Tax Band: E.

### **Money Laundering Regulations**

The successful Purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include Passport/Photo Driving License and a Credas AML check. Proof of funds will also be required or mortgage in principle papers if a mortgage is required.



Approx Gross Internal Area  
165 sq m / 1776 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.





## MATERIAL INFORMATION

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**Council Tax:** Band E

N/A

**Parking Types:** Driveway. Garage.

**Heating Sources:** Oil.

**Electricity Supply:** Mains Supply.

**Water Supply:** Mains Supply.

**Sewerage:** Private Supply.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**Construction Type**

Traditional

**EPC Rating:** D (65)

**Has the property been flooded in last 5 years?** No

**Flooding Sources:**

**Any flood defences at the property?** No

**Any risk of coastal erosion?** No

**Is the property listed?** No

**Are there any restrictions associated with the property?** No

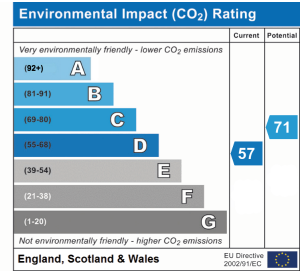
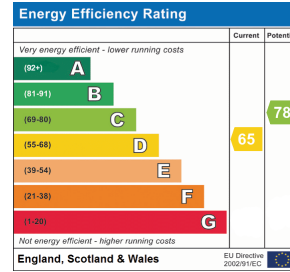
**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



## Directions

Directions : Take the A 40 west to St. Clears. At the roundabout go 1st left towards Tenby on the A 477. Pass Llanddowror and through Llanteg. At the main roundabout in Begelly take the 3rd junction off toward Folly Farm. Go through Begelly and pass the entrance to Folly Farm and carry onto Templeton village, pass the Boars Head public house and carry on for a while and turn left into West Lane (found opposite a turning right for Coldblow & Princess Gate by a bus shelter). Carry on and turn left keeping on West Lane and the property will be found on the right hand side the last one. What3words location marathons.dupe.motored



For further information or to arrange a viewing on this property please contact :

**Carmarthen Office**  
**11 Lammas St**  
**Carmarthen**  
**Carmarthenshire**  
**SA31 3AD**

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