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| Energy Efficiency Rating  |  | Current                             | Potential                           |                           |  |   |           |   |           |   |           |   |           |   |           |   |           |   |             |
|---|--|-------------------------------------|-------------------------------------|---------------------------|--|---|-----------|---|-----------|---|-----------|---|-----------|---|-----------|---|-----------|---|-------------|
| <p>Very energy efficient - lower running costs</p> <table border="1"> <thead> <tr> <th>Energy Efficiency Band</th> <th>Estimated Annual Energy Cost</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>£101-£151</td> </tr> <tr> <td>B</td> <td>£151-£196</td> </tr> <tr> <td>C</td> <td>£196-£254</td> </tr> <tr> <td>D</td> <td>£254-£344</td> </tr> <tr> <td>E</td> <td>£344-£491</td> </tr> <tr> <td>F</td> <td>£491-£696</td> </tr> <tr> <td>G</td> <td>£696-£1,291</td> </tr> </tbody> </table>                      |  |                                     |                                     | Energy Efficiency Band    | Estimated Annual Energy Cost               | A | £101-£151 | B | £151-£196 | C | £196-£254 | D | £254-£344 | E | £344-£491 | F | £491-£696 | G | £696-£1,291 |
| Energy Efficiency Band  | Estimated Annual Energy Cost               |                                     |                                     |                           |  |   |           |   |           |   |           |   |           |   |           |   |           |   |             |
| A   | £101-£151                                  |                                     |                                     |                           |  |   |           |   |           |   |           |   |           |   |           |   |           |   |             |
| B   | £151-£196                                  |                                     |                                     |                           |  |   |           |   |           |   |           |   |           |   |           |   |           |   |             |
| C   | £196-£254                                  |                                     |                                     |                           |  |   |           |   |           |   |           |   |           |   |           |   |           |   |             |
| D   | £254-£344                                  |                                     |                                     |                           |  |   |           |   |           |   |           |   |           |   |           |   |           |   |             |
| E   | £344-£491                                  |                                     |                                     |                           |  |   |           |   |           |   |           |   |           |   |           |   |           |   |             |
| F   | £491-£696                                  |                                     |                                     |                           |  |   |           |   |           |   |           |   |           |   |           |   |           |   |             |
| G   | £696-£1,291                                |                                     |                                     |                           |  |   |           |   |           |   |           |   |           |   |           |   |           |   |             |
| <p>Not energy efficient - higher running costs</p>  |  | Current                             | Potential                           |                           |  |   |           |   |           |   |           |   |           |   |           |   |           |   |             |
| <p><b>England &amp; Wales</b></p> <p><b>Environmental impact (CO<sub>2</sub>) Rating</b></p>  |  | <p>EU Directive<br/>2018/410/EU</p> | <p>EU Directive<br/>2018/410/EU</p> |                           |  |   |           |   |           |   |           |   |           |   |           |   |           |   |             |
| <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <table border="1"> <thead> <tr> <th>Environmental Impact Band</th> <th>Estimated Annual CO<sub>2</sub> Emissions</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>101-151</td> </tr> <tr> <td>B</td> <td>151-196</td> </tr> <tr> <td>C</td> <td>196-254</td> </tr> <tr> <td>D</td> <td>254-344</td> </tr> <tr> <td>E</td> <td>344-491</td> </tr> <tr> <td>F</td> <td>491-696</td> </tr> <tr> <td>G</td> <td>696-1,291</td> </tr> </tbody> </table> |  |                                     |                                     | Environmental Impact Band | Estimated Annual CO <sub>2</sub> Emissions | A | 101-151   | B | 151-196   | C | 196-254   | D | 254-344   | E | 344-491   | F | 491-696   | G | 696-1,291   |
| Environmental Impact Band   | Estimated Annual CO <sub>2</sub> Emissions |                                     |                                     |                           |  |   |           |   |           |   |           |   |           |   |           |   |           |   |             |
| A   | 101-151                                    |                                     |                                     |                           |  |   |           |   |           |   |           |   |           |   |           |   |           |   |             |
| B   | 151-196                                    |                                     |                                     |                           |  |   |           |   |           |   |           |   |           |   |           |   |           |   |             |
| C   | 196-254                                    |                                     |                                     |                           |  |   |           |   |           |   |           |   |           |   |           |   |           |   |             |
| D   | 254-344                                    |                                     |                                     |                           |  |   |           |   |           |   |           |   |           |   |           |   |           |   |             |
| E   | 344-491                                    |                                     |                                     |                           |  |   |           |   |           |   |           |   |           |   |           |   |           |   |             |
| F   | 491-696                                    |                                     |                                     |                           |  |   |           |   |           |   |           |   |           |   |           |   |           |   |             |
| G   | 696-1,291                                  |                                     |                                     |                           |  |   |           |   |           |   |           |   |           |   |           |   |           |   |             |
| <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>   |  | Current                             | Potential                           |                           |  |   |           |   |           |   |           |   |           |   |           |   |           |   |             |
| <p><b>England &amp; Wales</b></p> <p><b>EU Directive 2018/410/EU</b></p>  |  | <p>EU Directive<br/>2018/410/EU</p> | <p>EU Directive<br/>2018/410/EU</p> |                           |  |   |           |   |           |   |           |   |           |   |           |   |           |   |             |



***The Agent that goes the Extra Mile***







Welcome to David's Lake. This detached dormer bungalow is positioned on the outskirts of Templeton village, approximately 3 miles out of the quaint market town of Narberth, where most everyday amenities are available. This property would make a fantastic family home and offers the potential to develop to accommodate an annexe.

The layout of the property comprises of an entrance porch and hallway, two living rooms, a dining room with adjoining shower room, conservatory and an open plan kitchen/breakfast room. A door from the kitchen leads through to a fantastic garage space, progressing onto a workshop and store room. This offers excellent storage/work space but also gives the potential for a self contained unit, subject to any necessary planning consents. On the first floor, an open landing leads through to a master bedroom with en-suite shower room, a double bedroom with Juliette balcony opening to the rear to enjoy views of the garden and countryside beyond, and two further bedrooms. A family bathroom offers a Jacuzzi bath. The property is served by oil fired central heating and double glazing.

Externally, there is a driveway to the front providing ample off road parking. There are very well tended lawned gardens to the side and rear, with a feature raised fishpond and a pleasant patio seating area. the garden backs on to surrounding farmland, giving a pleasant outlook and a sense of privacy.

This is a fantastic family home offering the potential to develop if desired. A must see!

Narberth is full to the brim with independent shops including craft and art galleries, bars and restaurants and boutiques. The town has everything you can need with health, dental, fitness and community centres and a Museum. Narberth is twinned with Ludlow and both towns celebrate an annual food festival which takes place on the fourth weekend of September every year. There is a regular bus/train service running to Haverfordwest, Carmarthen and the outlying villages.



### DIRECTIONS

From Narberth take the A478 in the direction of Kilgetty. On reaching Templeton, take the first right by The Boars Head and follow the road along. As you pass Templeton Brewery, the property will be found on the right hand side. What3Words:///lung.counters.firebird

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.