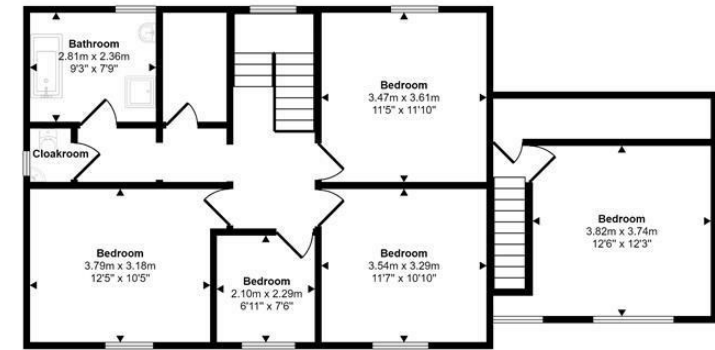


Approx Gross Internal Area
244 sq m / 2628 sq ft

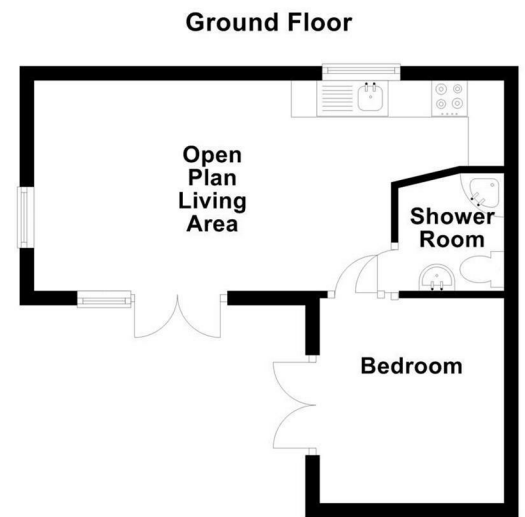
Pen y Graig & Rock Cottage

Ground Floor
Approx 153 sq m / 1642 sq ft



Ty Graig Cottage

First Floor
Approx 92 sq m / 986 sq ft



Ground Floor

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.

View: By appointment with the Agents
Services: We have not checked or tested any of the Services or Appliances
Tenure: FREEHOLD
Tax: Bands:
Pen y Graig Band F
Rock Cottage Band C
Ty Graig Band A
Oil fired central heating
Solar Panels

MPO/MPO/OK/02/24

WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

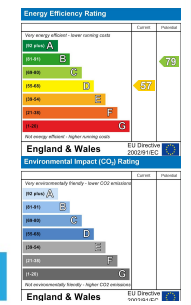


Pen Y Graig Templeton, Narberth, Pembrokeshire, SA67 8RY

- Four Bedroom House
- One Bedroom Detached Cottage
- Charm And Character
- Ample Parking
- Viewing Recommended
- Two Bedroom Attached House
- Positioned Within Approximately 1 1/4 Acres
- Outbuildings
- Sought After Location
- EPC Ratings: D, D & E

Offers In Excess Of £600,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



Calamar, 19 Maes Y Dderwen, Narberth, Pembrokeshire, SA67 7PL
EMAIL: narberth@westwalesproperties.co.uk

TELEPHONE: 01834 860900



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The Agent that goes the Extra Mile





*****NEW PRICE ON PROPERTY*****

FOUR BEDROOM HOUSE WITH AN ATTACHED TWO BEDROOM HOUSE AND ONE BEDROOM DETACHED COTTAGE POSITIONED WITHIN APPROXIMATELY 1 1/4 ACRES.

Situated in the popular village of Templeton and within easy access to the bustling town of Narberth and short drive to local beaches, viewing is highly recommended to appreciate this rare opportunity that offers an array of lifestyle options or multi-generational living.

Pen y Graig is a nicely presented four bedroom house with spacious reception rooms that are full of charm and character offering ample family accommodation. Attached to Pen y Graig is Rock Cottage that the current owners had rented out as a long term let. The accommodation briefly comprises of two double bedrooms, a kitchen/diner, lounge and bathroom and also benefits from solar panels (providing low energy costs) and off road parking.

Adjacent to Rock Cottage is Ty Graig, a detached cottage that is beautifully presented, full of character and deceptively spacious that comprises of an open plan lounge/kitchen/diner, shower room and double bedroom. Ty Graig also has its own enclosed low maintenance garden and off road parking, ideal for a holiday let or permanent let.

The properties are positioned within approximately 1/14 acres which includes ample parking, outbuildings (Ideal for conversion, subject to the necessary Planning & Building Regulations. Please be advised that the current owners had planning permission for two additional dwellings which has now lapsed) and a static caravan which the current owners have in the past rented out as a holiday let.



PEN Y GRAIG

Entrance Hallway

Lounge

Study

Sun Room

Kitchen/Breakfast Room

Dining Room/Snug

Utility Room

Shower Room

FIRST FLOOR

Landing

Bedroom

Bedroom

Bedroom

Bedroom

Bathroom

ROCK COTTAGE

Entrance Hallway

Kitchen/Diner

Lounge

Bedroom

Bathroom

FIRST FLOOR

Bedroom

TY GRAIG

Open Plan Living Area

21'7" max x 9'6" max (6.589 max x 2.919 max)

Bedroom

9'2" x 8'4" (2.806 x 2.549)

Shower Room

5'1" max x 4'5" max (1.564 max x 1.359 max)



DIRECTIONS

Leaving the town of Narberth on the A478 enter the village of Templeton, continue a short distance down the hill until reaching the property on the right hand side.

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.