

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: We are advised FREEHOLD  
 Tax: Band E  
 Oil fired central heating  
 Private drainage  
 MPO/MPO/OK/04/24

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

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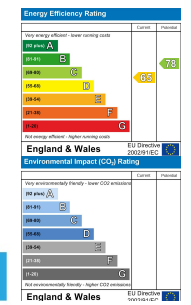


**Meadow Bank Templeton, Narberth, Pembrokeshire, SA67 8RX**

- Detached Bungalow
- Spacious Reception Rooms
- Beautifully Presented
- Garage & Ample Parking
- Viewing Recommended
- Three Double Bedrooms
- Conservatory
- Rural Views
- Sought After Location
- EPC Rating: D

**£575,000**

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**The Agent that goes the Extra Mile**







OUTSTANDING RURAL VIEWS, DETACHED BUNGALOW POSITIONED WITHIN APPROXIMATELY 1 1/4 ACRES AND WITHIN EASY ACCESS TO THE LOCAL PEMBROKESHIRE COASTLINE SITUATED ON THE OUTSKIRTS OF THE SOUGHT AFTER SMALL TOWN OF NARBERTH.....

An opportunity to acquire a beautifully presented three bedroom detached bungalow offering ample living accommodation, situated on the edge of the popular village of Templeton, a sought after location on the outskirts of the bustling town of Narberth. The property is immaculately presented, positioned within approximately 1 1/4 acres to include a detached garage, summer house, paddock and ample parking.

Early viewing is highly recommended to appreciate this unique opportunity, the accommodation briefly comprises: Hallway, lounge, Sunroom, kitchen/diner, conservatory, utility room, w.c, three double bedrooms and bathroom.

Externally: Well-maintained gardens, enclosed paddock and panoramic rural views.

**LOCATION:**

Narberth or Arberth in Welsh plays a high profile in Welsh mythology. The former town hall still houses the cell where those involved in the Rebecca Riots were imprisoned. To learn more about the history of Narberth visit its brilliant museum. It is also home to several sporting teams, including Narberth RFC who currently play in the Welsh Championship and Narberth Football and Cricket club. 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 service running to Haverfordwest, Carmarthen and the outlying villages and a railway station.

**Porch**  
**Hallway**  
**Lounge**  
**Sunroom**  
**Kitchen/Diner**

**Utility Room**  
**W.C**  
**Conservatory**  
**Bedroom**  
**Bedroom**

**Bedroom**  
**Bathroom**



**DIRECTIONS**

Leaving the town of Narberth on the A478 enter the village of Templeton. Entering Templeton turn right at the cross roads ( Bus Shelter on the left). Continue along the road taking the first turning on the left onto West Lane. Continue along the lane until reaching the property on the right hand side, last bungalow on the right hand side.

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