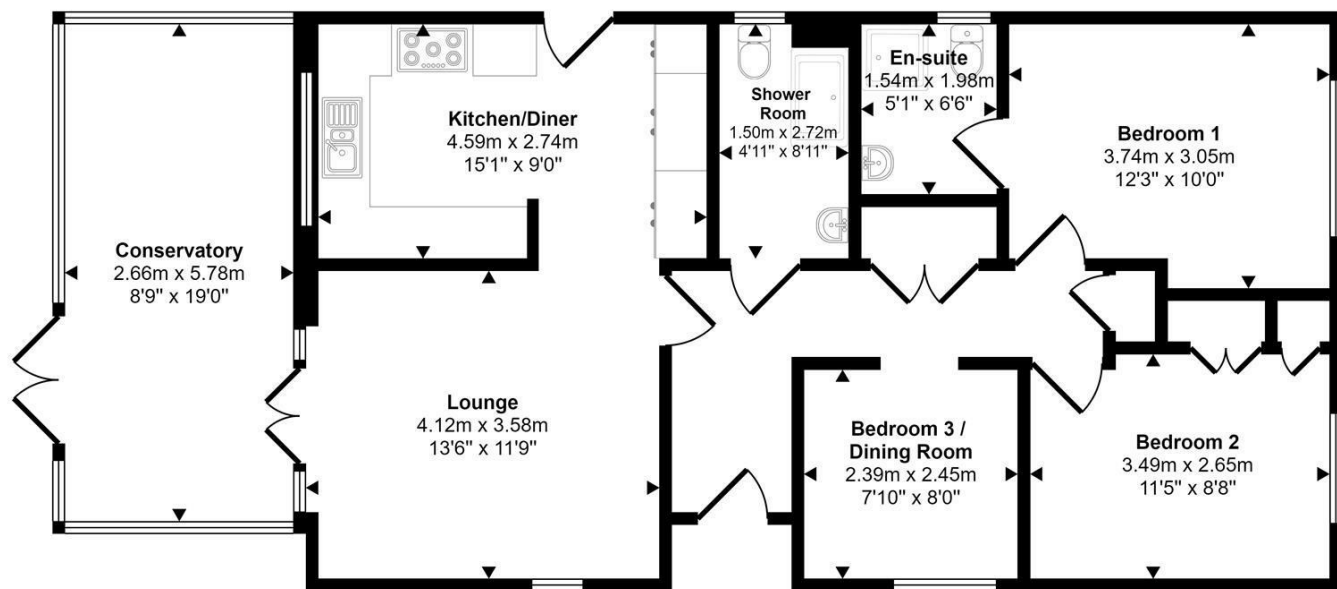


Approx Gross Internal Area  
91 sq m / 983 sq ft



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.

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

Mains Drainage

Solar panels (Providing low energy costs)

MPO/MPO/OK/08/24

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.

Details are correct at the time of listing. We have not seen sight of all building regulations or planning permissions should they be necessary,

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

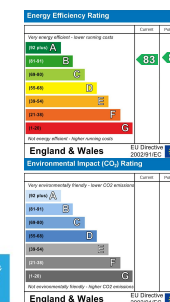


### 39 Maes Yr Ysgol, Templeton, Narberth, Pembrokeshire, SA67 8TZ

- Detached Bungalow
- Beautifully Presented
- Detached Garage & Driveway Parking
- Rural Views
- Oil Fired Central Heating
- Three Bedrooms
- Extremely Well Maintained Garden
- Solar Panels
- Pleasant Location
- EPC Rating: B

£340,000

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



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**The Agent that goes the Extra Mile**





RURAL VIEWS..... 39 Maes Yr Ysgol is a beautifully presented detached three bedroom bungalow that offers deceptively spacious accommodation. The property is positioned on a good size plot and benefits from solar panels (providing low energy costs), a garage and driveway parking. The property is situated in the popular village of Templeton and within easy access to the bustling town of Narberth and short drive to the local beaches. Early viewing is highly recommended to appreciate this delightful home that briefly comprises: Entrance hallway, lounge, kitchen/diner, conservatory, three bedrooms (Master en-suite) and bathroom. The garden is extremely well maintained and mainly enclosed.

**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.

**Entrance Hallway**

**Lounge**

**Kitchen/Diner**

**Conservatory**

**Bedroom 1**

**En-suite**

**Bedroom 2**

**Bedroom 3 /Dining Room**

**Shower Room**

**Garage**



**DIRECTIONS**

Head out of the town of Narberth on the A478 heading toward Templeton. Entering the village turn left by the bus shelter. Continue along this road until reaching Maes Ysgol on the right. Turn right into Maes Ysgol and continue down into the cul-de-sac until reaching the property on the left 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.