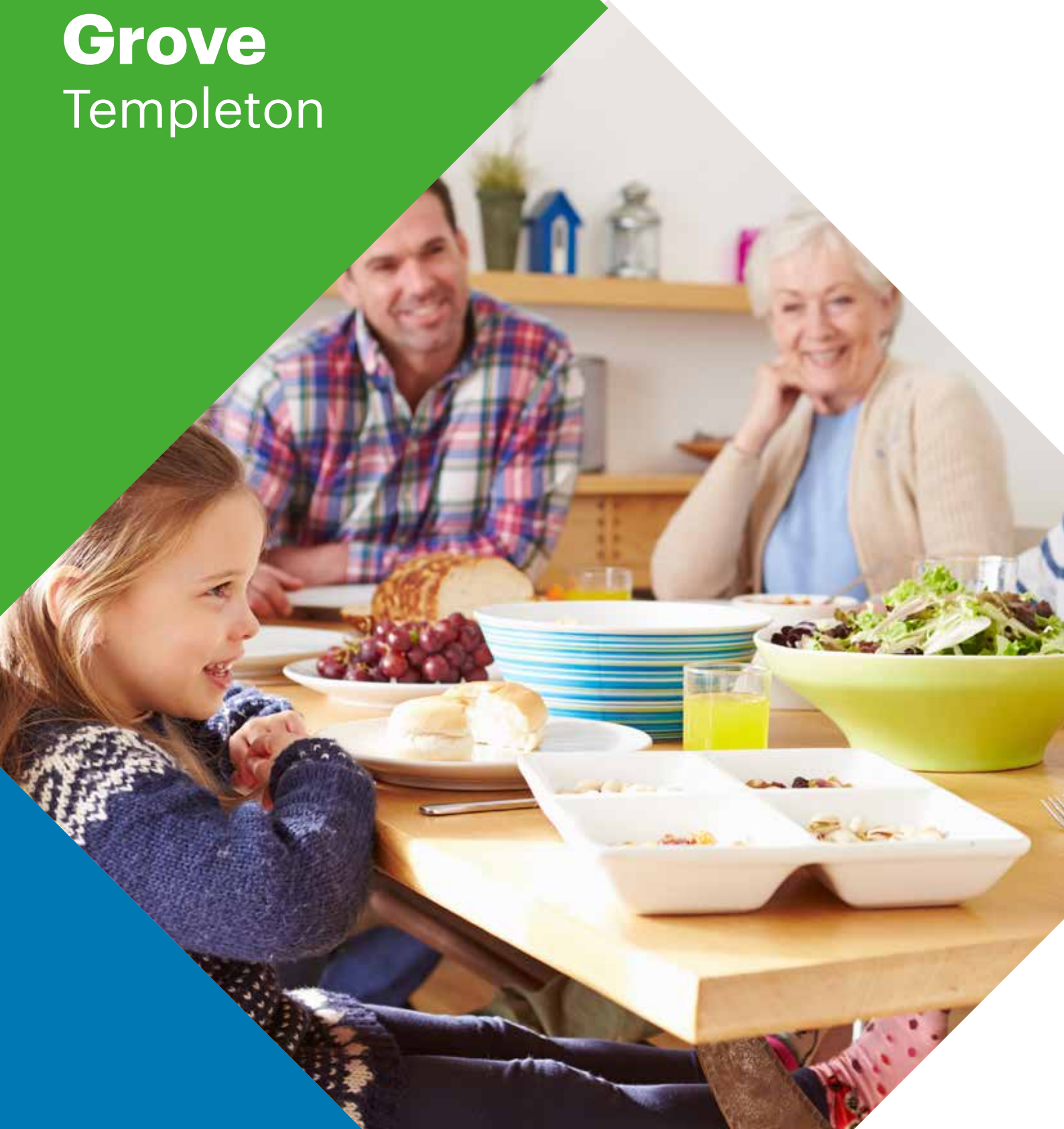


# Potters Grove Templeton





# The Location — Templeton

Welcome to Potters Grove, a brand new development of 2, 3 & 4 bedroom bungalows.

Nestled within the beautiful Pembrokeshire countryside and on the doorstep of the coastal National Park, Templeton offers its residents the best of both worlds. Ideally situated in close proximity to the popular seaside resort of Tenby and the quaint and ever evolving village of Narberth, Templeton is on the crossroads of the A4115 and the A478 and is well connected to the larger towns of Pembrokeshire while retaining its historic heritage charm.

## Relax & Live

Set in the heart of Pembrokeshire, Templeton is on the doorstep of numerous outlets and areas for relaxation, exploration and fun.

Only a stone's throw away from Templeton is the Pembrokeshire Coast National Park. Established in 1952, it was designated primarily because of its spectacular coastline. Containing glorious countryside for ramblers and blue flag beaches to explore, there are activities for all ages.

Locally you can find a plethora of family aimed attractions such as Blue Lagoon and Folly Farm. Or head down the road to Canaston Woods which is the perfect spot for Welly Walks, cycling and horse riding.

If you're a fan of coffee and cake or lunch dates, then you could take a trip to nearby Narberth which has numerous coffee shops and eateries. The high street is also lined with multi-coloured Edwardian and Georgian buildings hosting shops ranging from boutique clothing outlets to those containing antiques or artisan gifts. You'll also find the Queens Hall which regularly hosts entertainment events and an active community centre.

## Amenities

For a bijoux village, Templeton boasts high quality facilities. Dating back to the 19th century, The Boars Head has been awarded the Trip Advisor 'Excellence' award each year since 2015 for combining outstanding food and service with quality ales

and rustic décor. For lighter bites and sweet treats, the Cross Villa tea rooms also come recommended.

Exploring the village further, you'll come across St Johns Church which is steeped in local history and a village park with Children's play facilities.

Looking slightly further afield, the nearby town of Narberth offers a wider range of amenities. There are a large range of independent stores and gift shops, women's boutiques, delis and a national award-winning butcher. Narberth also offers a railway station, town hall, post office, library, a museum, several art galleries, medical services, hotels, sports and recreational clubs.

## Schools

Rated as having 'Excellent Standards' on its most recent inspection, Templeton C.P School is the catchment school for children aged 4-11 years in the village. The school boasts modern facilities and enjoys connecting with the local community.

Pupils will usually transfer to secondary education at Ysgol Greenhill School, which is situated in the coastal town of Tenby.

Enjoy a coffee  
& cake in  
Narberth



Explore  
Canaston  
Woods



Take a stroll  
around Tenby

Enjoy a family day  
out at Folly Farm



Visit the spectacular  
coastline









# The Development & Site Plan

## KEY TO THE SITE PLAN



**The Whitworth**  
2 bed  
semi-detached  
bungalow



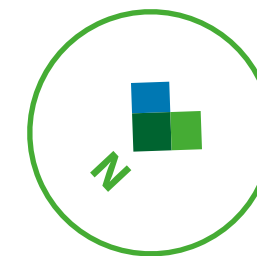
**The Whitley**  
2 bed detached  
bungalow



**The Beaufort**  
3 bed detached  
bungalow



**The Warwick**  
4 bed detached  
bungalow

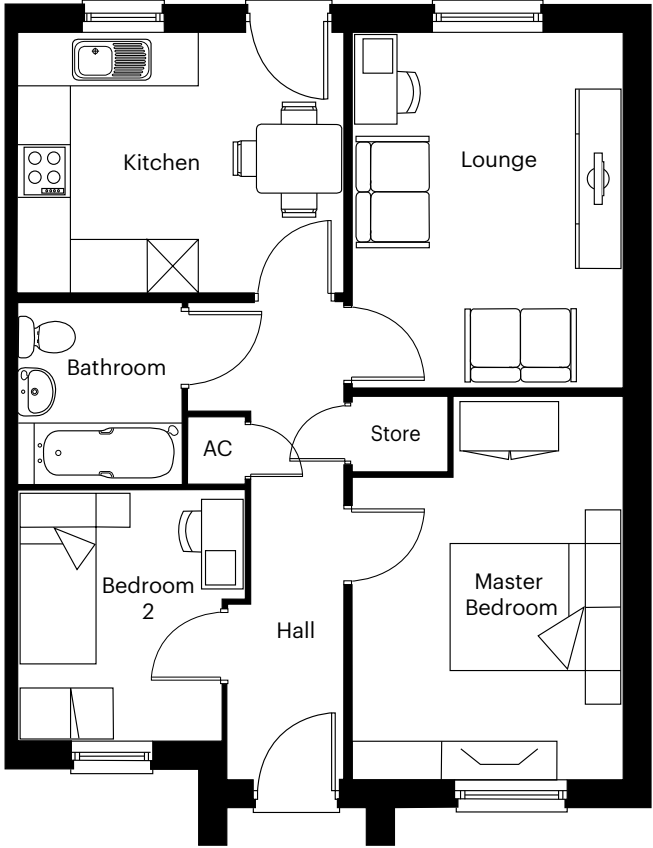




The Whitworth  
2 bed semi-detached bungalow



FLOOR PLANS &  
ROOM DIMENSIONS



	Metres / Feet
Kitchen / Dining	3.82 x 2.95 / 12'6" x 9'8"
Lounge	4.09 x 3.15 / 13'5" x 10'4"
Master Bedroom	4.45* x 3.15* / 14'7" x 10'4"
Bedroom 2	2.90* x 2.63* / 9'6" x 8'7"
Bathroom	2.01 x 1.92 / 6'7" x 6'3"

At a glance...

- ◆ Fibre optic broadband
- ◆ Parking for two cars
- ◆ 10 year build warranty
- ◆ Energy efficient property
- ◆ Sought after location

Total Area	59.24m <sup>2</sup> / 637.6ft <sup>2</sup>
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The Whitley  
2 bed detached bungalow



FLOOR PLANS &  
ROOM DIMENSIONS

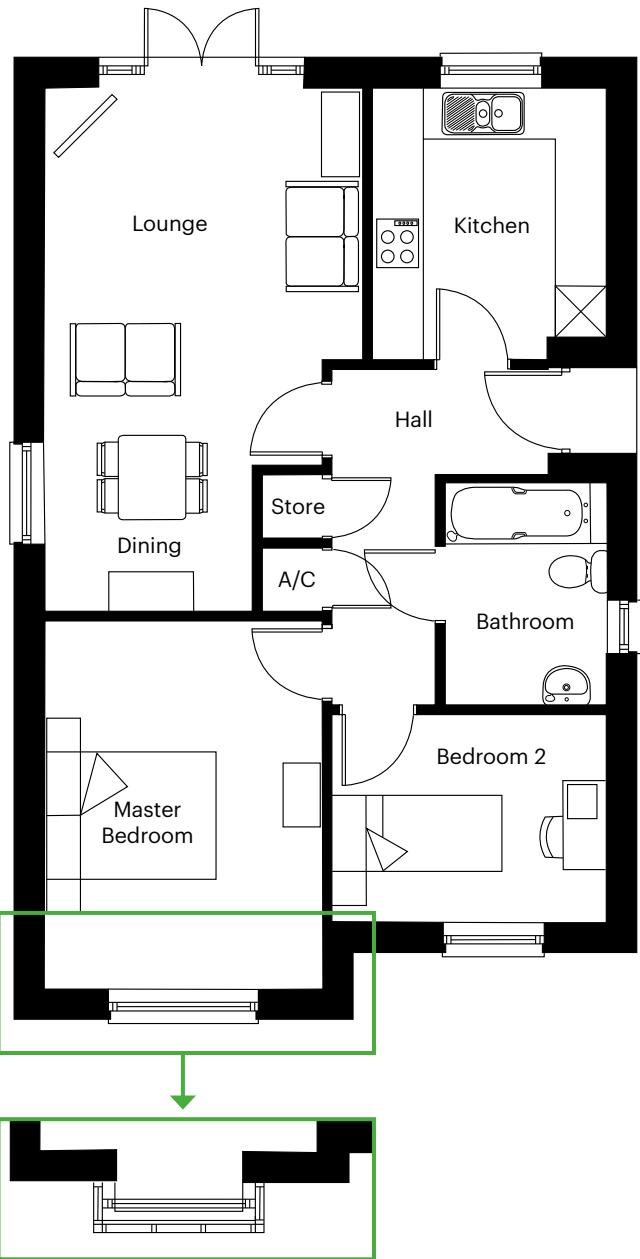
	Metres / Feet
Kitchen	3.26* x 2.78* / 10'8" x 9'1"
Living / Dining	6.21* x 3.73* / 20'4" x 12'2"
Master Bedroom	4.31 x 3.19 / 14'1" x 10'5"
Bedroom 2	3.33 x 2.47 / 10'11" x 8'1"
Bathroom	2.59 x 1.93 / 8'6" x 6'4"

 Total Area	66m <sup>2</sup> / 710ft <sup>2</sup>
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At a glance...

- ◆ Fibre optic broadband
- ◆ Parking for two cars
- ◆ 10 year build warranty
- ◆ Energy efficient property
- ◆ Sought after location

The Whitley Variation	
Master Bedroom	5.11* x 3.19 / 16'9" x 10'5"



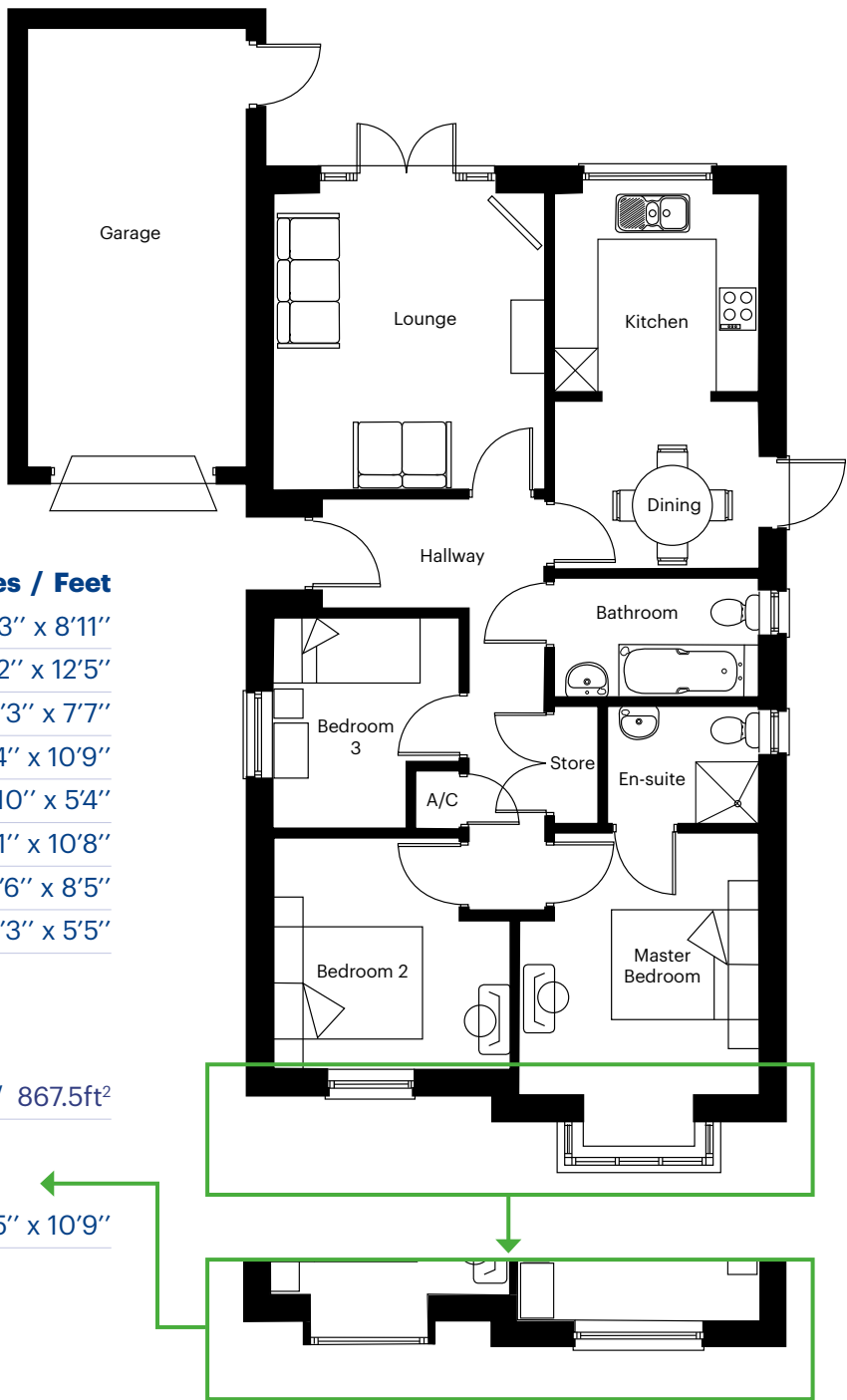


# The Beaufort

3 bed detached bungalow



## FLOOR PLANS & ROOM DIMENSIONS



	Metres / Feet
Kitchen	2.83 x 2.74 / 9'3" x 8'11"
Living	4.02 x 3.80 / 13'2" x 12'5"
Dining	2.83 x 2.33 / 9'3" x 7'7"
Master Bedroom	4.38* x 3.30* / 14'4" x 10'9"
En-suite	2.10 x 1.64 / 6'10" x 5'4"
Bedroom 2	3.33* x 3.27* / 10'11" x 10'8"
Bedroom 3	2.91* x 2.57* / 9'6" x 8'5"
Bathroom	2.83 x 1.66 / 9'3" x 5'5"

	Total Area
	(excluding garage)
	80.6m <sup>2</sup> / 867.5ft <sup>2</sup>

The Beaufort Variation	
Master Bedroom	3.50* x 3.30* / 11'5" x 10'9"

### At a glance...

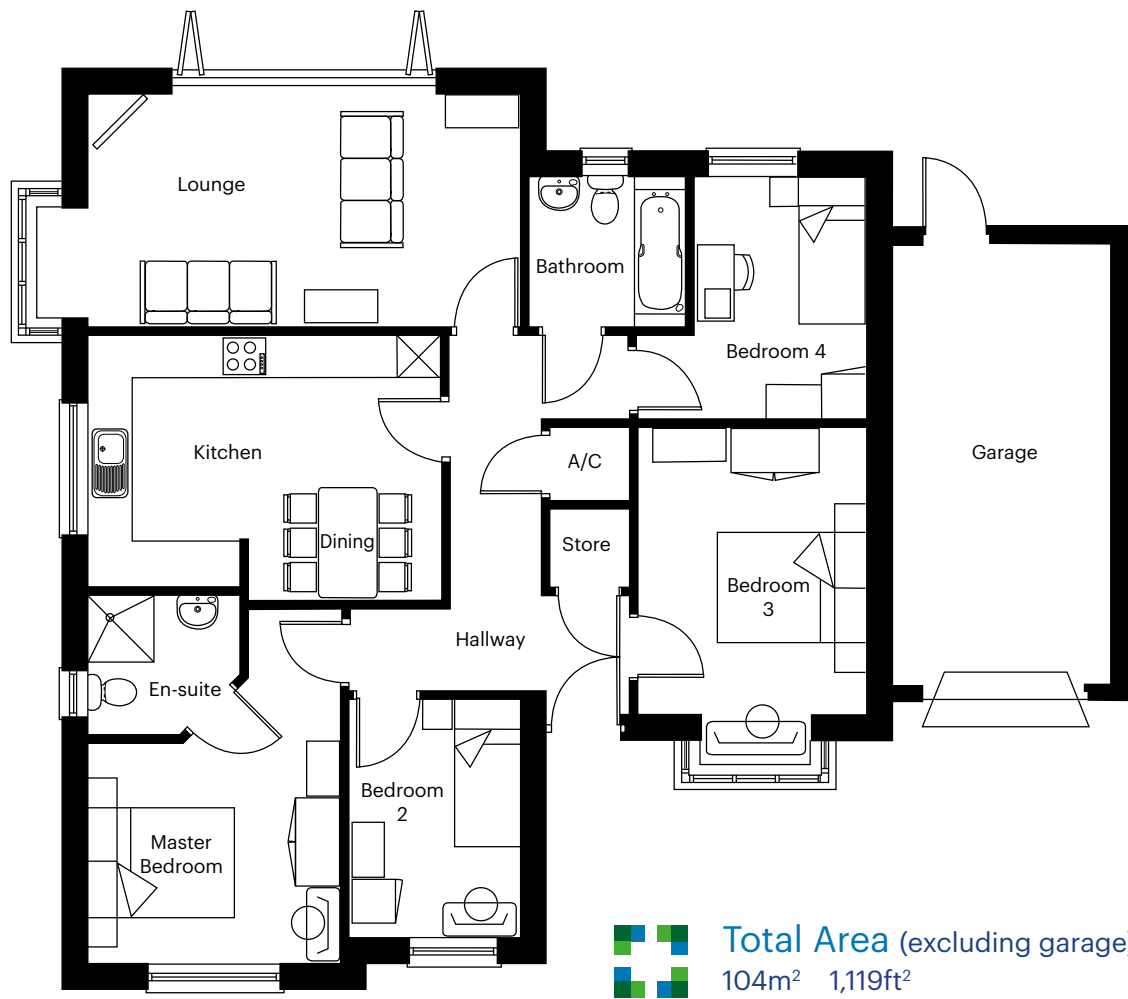
- ◆ Master bedroom en-suite
- ◆ Garage
- ◆ Parking for two cars
- ◆ Fibre optic broadband
- ◆ 10 year build warranty



The Warwick  
4 bed detached bungalow



FLOOR PLANS &  
ROOM DIMENSIONS



At a glance...

- ◆ Master Bedroom En-suite
- ◆ Garage
- ◆ Enhanced Specification
- ◆ Fibre optic broadband
- ◆ Integrated appliances
- ◆ 10 Year Warranty

	Metres / Feet		Metres / Feet
Kitchen / Dining	4.82* x 3.66* / 15'9" x 12'0"	Bedroom 2	3.33 x 3.25 / 10'11" x 10'8"
Lounge	6.56* x 3.13* / 21'6" x 10'3"	Bedroom 3	4.58* x 3.40 / 15'0" x 11'1"
Master Bedroom	4.79* x 3.41* / 15'8" x 11'2"	Bedroom 4	3.40* x 3.35* / 11'1" x 10'11"
En-suite	2.09* x 1.93* / 6'10" x 6'4"	Bathroom	2.15 x 2.10 / 7'0" x 6'10"



# Specifications

## Chosen for quality...

### Kitchen

- Manufactured by Howdens Kitchens
- Ceramic hob
- Puck under lighting
- Fan oven
- Choice of kitchen units for reservations off plan

### Bathroom

- White bathroom suite
- Bristan bathroom taps and showers
- Chrome finished ladder style heated towel rail
- Wall mirror

### Internal Finishes

- Wall colour white
- Satin white skirting boards, door frames, doors and window sills
- White finish to internal windows

### External Finishes

- Medium oak finish to uPVC double glazed windows and doors
- Medium oak finish to soffits and fascia boards
- Turf laid to rear garden
- Outside tap
- Close boarded fences and side gates

### Electrical

- Digital freeview and satellite TV point in living room
- BT point in living room, master bedrooms and entrance hall
- Lighting and double socket in garages
- Fibre Optic connection for super fast broadband

### Central Heating

- Oil fired central heating
- Worcester Bosch boiler



# The Developer

## Our history...

We have built hugely successful schemes at Letterston, Pentlepoir, Templeton, Crundale, Kilgetty, New Hedges, Cilgerran and St Davids.

As a local developer our reputation is key; all of our staff have excellent knowledge of the local area and pride themselves on giving excellent customer service.

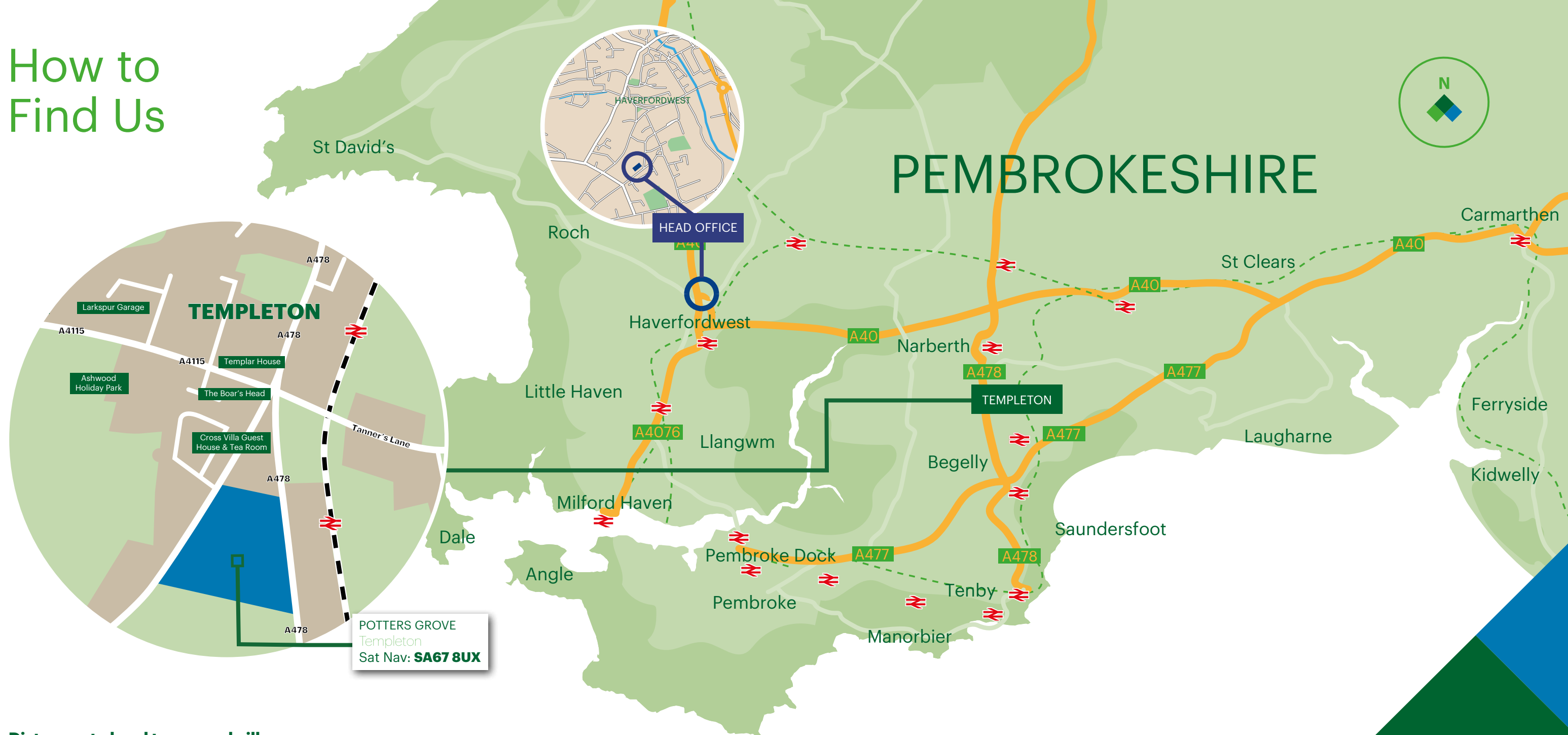
All of our properties come with a full 12 month defects period and a 10 year building warranty offering complete peace of mind whilst you settle in to your new home.



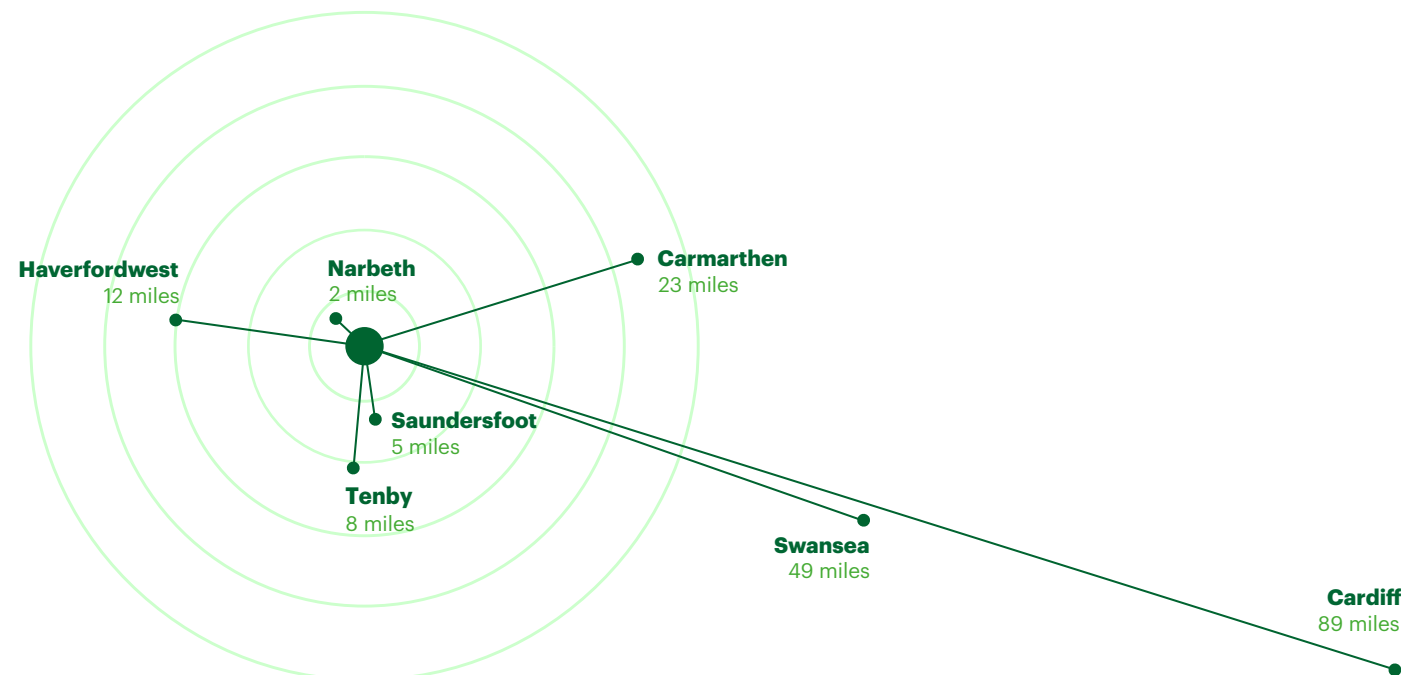
Mill Bay Homes are Pembrokeshire's premier supplier of quality new build homes; we are an award winning developer who operates mainly in the county of Pembrokeshire with our head office based in the county town of Haverfordwest.



# How to Find Us



## Distances to local towns and villages



### Show Home. Opening Times.

Monday – Sunday:  
All viewings by appointment only.  
Please call ☎ **0333 7000 733**

### Head Office. Opening Times.

Monday to Friday 9am – 5pm

You are welcome to visit our Head Office for friendly advice on buying your new home. The address is Meyler House, St Thomas' Green, Haverfordwest, SA61 1QP.

(Due to COVID-19 we anticipate that our head office will be closed until 2021 so please call before visiting)



If you have any questions  
about our new development  
please call us today:

☎ 0333 7000 733  
✉ [enquiries@millbayhomes.co.uk](mailto:enquiries@millbayhomes.co.uk)

📍 Meyler House, St. Thomas' Green,  
Haverfordwest, Pembrokeshire, SA61 1QP

**[millbayhomes.co.uk](http://millbayhomes.co.uk)**



# Welcome Home

Follow us



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Lywodraeth Cymru  
Supported by  
Welsh Government



Rhanberchnogaeth  
Cymru  
Shared Ownership  
Wales



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