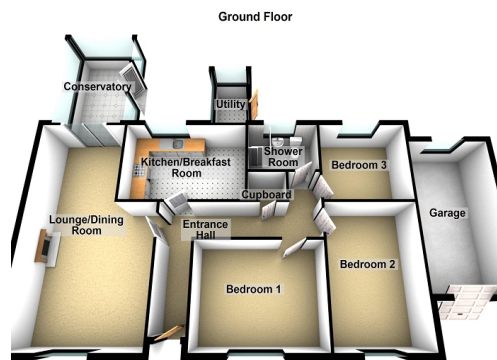




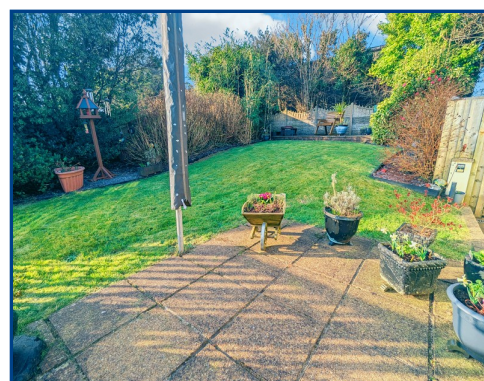
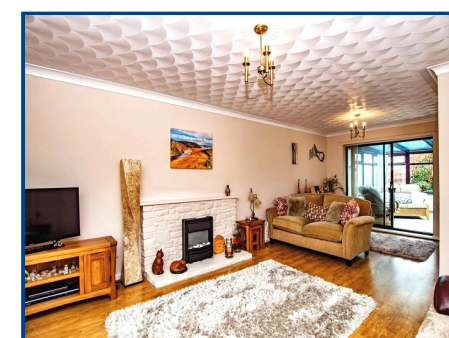
**Chartered Surveyor, Valuers,
Estate Agents & Auctioneers**
12 Offices Across South Wales

17 Picton Close Templeton Narberth Pembrokeshire.

Price **£330,000**



- Modern Detached 3 Bedroom Bungalow
- Well Presented Family Sized Accommodation
- Popular Cul De Sac Location & Large Corner Plot
- Excellent Condition And Ready For Immediate Occupation
- Hall, Living Room, Conservatory, Kitchen, 3 Beds & Bath
- Garage With Ample Off Road Car Parking
- Beautifully Manicured Spacious Gardens To Relax
- Only 2 Miles From Market Town Of Narberth
- Easily Accessible To Pembrokeshire Coastline
- ** VIEWING HIGHLY RECOMMENDED **



Viewing: **01267 230 645** Website: **www.ctf-uk.com** Email: **carmarthen@ctf-uk.com**

Important notice

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Professional Services

Our 14 chartered surveyors based at our offices throughout South, West & Mid Wales value and survey all property types - residential, rural & commercial . If you require professional property advice when purchasing or selling a property contact the team via surveys@ctf-uk.com.

General Description

**** VIEWING RECOMMENDED**** - A modern detached 3 bedroom bungalow offering spacious well presented family sized accommodation with conservatory. The property occupies a large corner plot on a popular cul de sac estate within the quiet village of Templeton, being only some 2 miles from the Town of Narberth offering all the usual amenities. There are beautifully maintained landscaped gardens to sit out and relax including large patio/decking area. with car parking drive leading to adjoining garage.

Tel: **01267 230 645**

Email: **carmarthen@ctf-uk.com**

Web: **www.ctf-uk.com**

17 Picton Close, Templeton, Narberth, Pembrokeshire.

Property Description

A most desirable detached modern bungalow having a pleasant location within on a select and quiet cul de sac residential estate within the popular village of Templeton. The property offers roomy and most spacious family sized accommodation being well presented and maintained throughout being ready for immediate occupation.

The accommodation provides reception hall, spacious living room ideal for family entertaining leading to large conservatory at rear, kitchen/breakfast room, utility/rear porch, 3 bedrooms and shower room. There is a large elevated corner plot with ample off road car parking drive leading to adjoining garage with beautifully manicured gardens surrounding the residence. Comprising of nicely landscaped gardens with different areas to sit out and relax including large decking/patio area to enjoy the parties and BBQ's.

The bustling and popular small market Town of Narberth is only 2 miles away offering all the usual amenities including shops, schooling, rail station, restaurants, museum, antique and boutique shops. The Pembrokeshire coastline is within a short drive with beautiful sandy beaches and coves as well as the Pembrokeshire National Park and Preseli hills.

Entrance Hall

Double glazed front entrance door with side panel, timber effect laminate flooring, access to loft space with ladder and light being partly boarded, doors to:

Living Room (23' 0" x 13' 11" Max Max) or (7.01m x 4.24m Max)

A most spacious light and airy room with double aspect windows, feature painted stone fireplace with electric fire (open chimney at rear), timber effect flooring, 2 radiators, sliding doors to:

Conservatory (12' 0" x 7' 11") or (3.66m x 2.41m)

Double glazed windows with French doors to rear patio, radiator, tiled flooring.

Inner Hallway

Radiator, built in store cupboard, doors to:

Kitchen / Breakfast Room (14' 01" x 8' 11") or (4.29m x 2.72m)

Modern fitted range of base and wall cupboards with sink unit, Stoves electric oven with induction hob and extractor fan over, tiled splash backs, plumbing for washer/dryer, timber effect tiled flooring, door to:

Rear Porch

Fridge space, rear exterior door to garden.

Bedroom 1 (13' 10" x 10' 05") or (4.22m x 3.18m)

Window to front, radiator.

Bedroom 2 (13' 09" x 10' 0") or (4.19m x 3.05m)

Window to front, radiator.

17 Picton Close, Templeton, Narberth, Pembrokeshire.

Bedroom 3 (10' 01" x 9' 0") or (3.07m x 2.74m)

Window to rear, radiator, ideal as study area, timber effect laminate flooring.

Shower Room (7' 11" x 5' 06") or (2.41m x 1.68m)

Modern luxury fitted suite installed in 2023 comprising large shower cubicle with sliding glass doors, built in vanity unit housing WC, wash basin and cupboard, marble effect wall panels, extractor fan, heated towel rail.

Outside

A particular feature of the property is the beautifully landscaped gardens on offer benefiting from a large elevated corner plot. Car parking blocked paved driveway providing ample car parking leading adjoining garage - 5.2m x 2.77m with electric door, double glazed window, loft storage space, oil fired central heating boiler. The gardens are peaceful and well presented with different areas to sit out and relax bursting with flowering shrubs.

The rear garden enjoys privacy with a sunny decked patio area ideal for parties and Summer BBQ's with some countryside views, lawned area and secluded raised patio.

Front driveway has been extended with attractive low stone walling to front and side with mature lawn and shrubbery.

Broadband and Mobile phone

Mobile phone signal is deemed to be good in the area. Superfast broadband is available in the vicinity. Please contact your network provider for more information.

Services

Mains electricity, mains water, mains drainage, oil central heating and double glazed windows.

Council Tax

D

Directions

From Narberth take the main A478 Templeton road and carry on for approx. 2 miles until arriving at Templeton. Proceed through the village and take a left turning that leads into Picton Close estate. Continue along and the property will be found on the left in the corner towards therear.

