



## Northgate, Templeton, SA67 8RS

For Sale by Online Auction on Wednesday the 14th of May, between 12pm and 3pm. Auction Guide Price £165,000 - £175,000.

A spacious detached 3 bedroom bungalow standing in a good size level plot within the popular village of Templeton, a couple of miles outside the town of Narberth. The property offers spacious accommodation in need of modernising, a front driveway providing off road car parking space, a large rear patio and sunny garden. Viewing is recommended for those seeking a property to do up and improve.



### Situation

Templeton is a small popular village within mid Pembrokeshire, located some 2 miles or so south from the historical town of Narberth, which has the benefit of a good range of local shops, cafes and other services to include a train station. Templeton itself has a Primary School (the school playing field is directly behind this bungalow), public children's play area, recreational playing field and excellent Public House. The village is within easy reach of all the major near by towns of the area, with the larger village of Kilgetty being only a short drive down the road and again provides a good range of local everyday shops, supermarket and other services. The south coast with its family friendly beaches and seaside resorts, such as Saundersfoot and Tenby are all within an easy comfortable drive.

### Accommodation

#### Entrance Hall



L-shaped with built in airing cupboard, radiator, doors to rooms.

#### Lounge/Diner



A spacious L-shaped room with double glazed external French doors to rear patio, double glazed windows to front, stone surround entertainment shelving, wood burning stove set on tiled fireplace hearth (stove currently not operational), radiators, door opens to:

#### Kitchen



Fitted with wall and base storage units, worktops, 1 and a half bowl single drainer sink, electric oven and hob, extractor over, tiles splash backs, space for white goods, radiator, window and door to:

### Conservatory



Double glazed windows around and external door to garden, radiator, worktop with plumbing under for washing machine

### En-Suite



Comprising a corner shower cubical, W.C, pedestal wash hand basin, frosted double glazed window, radiator, tiled walls.

### Bedroom 1



Double glazed window to front, radiator, doors to:

### Converted Garage



Double glazed window to front, radiator, Worcester oil fired boiler serving the domestic hot water and central heating. access up to loft space.



### Bedroom 2



Double glazed window to rear, radiator.

### Bedroom 3



Double glazed window to rear, radiator.

### Bathroom



Comprising a bath, pedestal wash hand basin, W.C (not currently operational), frosted double glazed window to side, radiator, tiled walls and electric heater.

### Externally





To the front of the property is a level driveway of hardstanding, providing ample off road car parking space, built in storage shed with up and over garage door, front garden area as well laid mainly to stone/gravel. Paved side access leads to the rear where there is a large patio and enclosed garden laid mainly to lawn with shrubs and plants, oil tank and views over the school playing field. The opposite side has a wide paved area which has been fenced off from the front, but could be opened up to provide more access and storage space.

### Directions

From Narberth proceed due south on the A478 Tenby road until reaching the village of Templeton. As you come into the 20 mph zone, take the first left hand turning signposted for Cold Blow/Princes Gate. The property is located on the right hand side, as identified by our JJ Morris for sale sign, a few doors before the primary school.

### Auction Details

The property is to be sold via online auction on the 14th May 2025, between 12pm and 3pm. You have to register via our website to view the legal pack and to bid.

Completion will be within 28 days of the auction ending.

Please note that we charge a buyers administration fee of £1,000 plus VAT (£1,200 Inc VAT), upon completion of the sale.

The property will be offered for sale subject to the conditions of sale and unless previously sold or withdrawn and a legal pack will be available prior to the auction for inspection. For further information on the auction process please see the RICS Guidance <http://www.rics.org/uk/knowledge/consumer-guides/property-auction-guide/>

Guide prices are issued as an indication of the expected sale price which could be higher or lower. The reserve price which is confidential to the vendor and the auctioneer is

the minimum amount at which the vendor will sell the property for and will be within a range of guide prices quoted or within 10% of a fixed guide price. The guide price can be subject to change.

### How To Bid

Please visit our website, [jjmorris.com](http://jjmorris.com), then select the sales tab, then auctions and click on the selected property. You will then be able to register to bid and view the legal pack.

### Utilities & Services

Heating Source: Oil Fired Central Heating

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax: E

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///undercuts.leap.snowmen

### Broadband Availability.

According to the Ofcom website, this property has both standard and superfast broadband available, with speeds up to Standard 0.7mbps upload and 5mbps download and Superfast 20mbps upload and 80mbps download. Please note this data was obtained from an online search conducted on [ofcom.org.uk](http://ofcom.org.uk) and was correct at the time of production.

Some rural areas are yet to have the infrastructure upgraded and there are alternative options which include satellite and mobile broadband available. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

### Mobile Phone Coverage.

The Ofcom website states that the property has the following indoor mobile coverage

EE Voice - Likely & Data - Likely  
Three Voice - Limited & Data - Limited  
O2 Voice - Likely & Data - Limited  
Vodafone Voice - Limited & Data - Limited

Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on [ofcom.org.uk](http://ofcom.org.uk) and was correct at the time of production. Prospective

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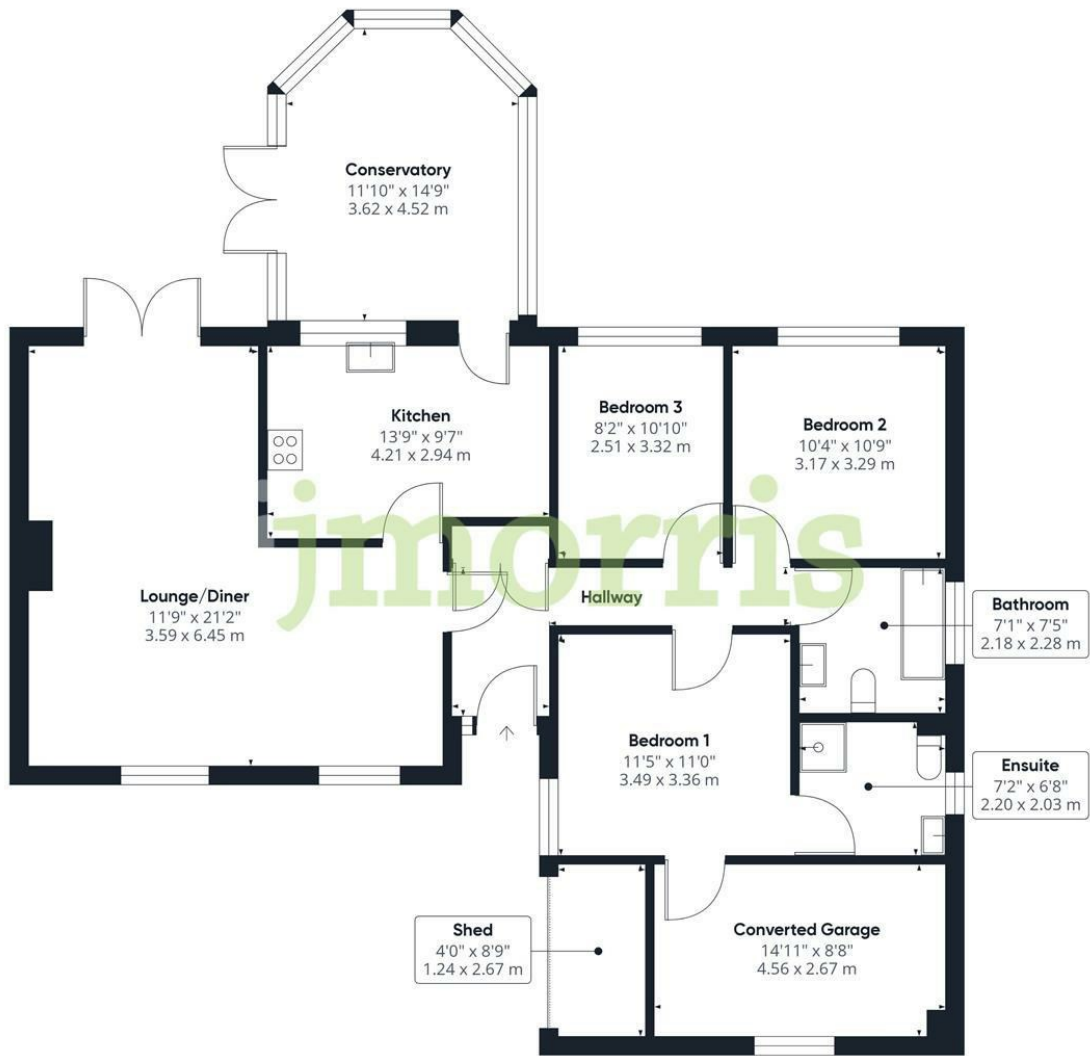
### **Anti Money Laundering and Ability To Purchase**

Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity.

We will also require full proof of funds such as a mortgage agreement in principle, proof of cash deposit or if no mortgage is required, we will require sight of a bank statement. Should the purchase be funded through the sale of another property, we will require confirmation the sale is sufficient enough to cover the purchase.



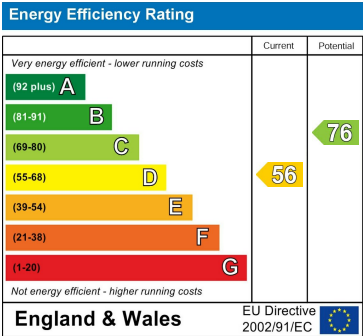
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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