



1 Jubilee Gardens, Templeton, SA67 8ST

Offers In The Region Of £389,950

A spacious detached 3 double bedroom bungalow, situated on a lovely cul-de-sac within the popular Mid-Pembrokeshire village of Templeton. The accommodation is generously proportioned and well laid-out, benefitting from lots of natural light and plenty of room for all the family. The property is set within a good size corner plot with front, side and rear gardens which are equally well kept and boast a stunning sunny patio. There is also ample off road car parking with a brick paved driveway and integral double garage. Viewing is essential to fully appreciate this excellent bungalow in its entirety.

Situation

Templeton is a small popular village within Mid-Pembrokeshire, located some 2 miles or so 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

UPVC double glazed front door with frosted double glazed side screen opens into:

Entrance Hall



Built in storage cupboards, radiator, doors to bedrooms and bathroom, door to:

Lounge/Diner





Double glazed bay window to front, external double glazed French doors with matching side screens to rear patio, electric fireplace, radiators, door to:

Kitchen



Modern range of fitted wall and base kitchen cupboards with worksurfaces over, one and a half bowl single drainer sink, eye-level double oven, 4 ring electric hob, pull out extractor hood, integrated dish washer and fridge freezer, tiled splash backs, double glazed window to rear, tiled floor, space for table and chairs, radiator, door to Utility and doorway leads through to:

Sitting/Dining Room



Double glazed window to front, radiator.



Utility



Continuation of tiled floor, fitted storage cupboard and worksurface with single drainer sink, part tiled walls, plumbing for washing machine and tumble dryer, radiator, double glazed window and external door to rear, doors to:

Cloak Room

Comprising a W.C, wash hand basin, tiled floor, frosted double glazed window to side.

Integral Double Garage



Twin up and over garage doors to front, double glazed window to side, Worcester oil fired boiler serving the domestic hot water and central heating.

Bedroom 1



Double glazed bay window to front, built in wardrobes, radiator.

Bedroom 2





Double glazed window to rear, built in wardrobes, radiator.

Bedroom 3



Double glazed window to rear, built in wardrobes, radiator.

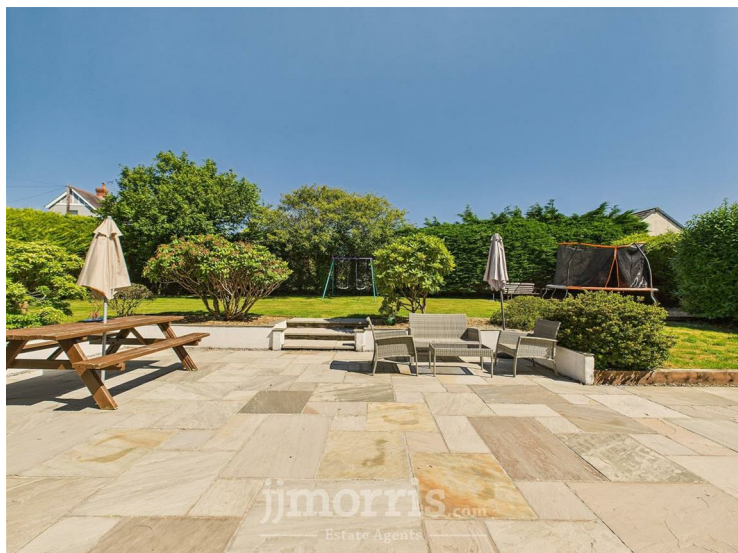
Bathroom



Comprising a bath, shower cubical, pedestal wash hand basin, W.C, tiled walls, frosted double glazed window to rear.

Externally





patio, boundary hedgerows and specimen shrubs, garden shed and gravelled play area.

Utilities & Services.

Heating Source: Oil

Services -

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax Band: E

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///unafraid.door.soils

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. Then turn into the Jubilee cul-de-sac on the right and this property is the first one on the left hand side, as identified by our JJ Morris for sale sign.

///nickname.plots.gilding

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 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 mobile coverage

EE - Variable (outdoor only)

Three - Good (outdoor only)

O2 - Good (outdoor only)

Vodafone. - Variable (outdoor only)

Results are predictions and not a guarantee. Actual services available may be different from results and may be



To the front of the property there is a hardstanding brick paved driveway providing ample off road car parking space which leads up to the double garage. There are also front and side lawn gardens with specimen shrubs and trees. To the rear there is a further lawn garden with superb sunny

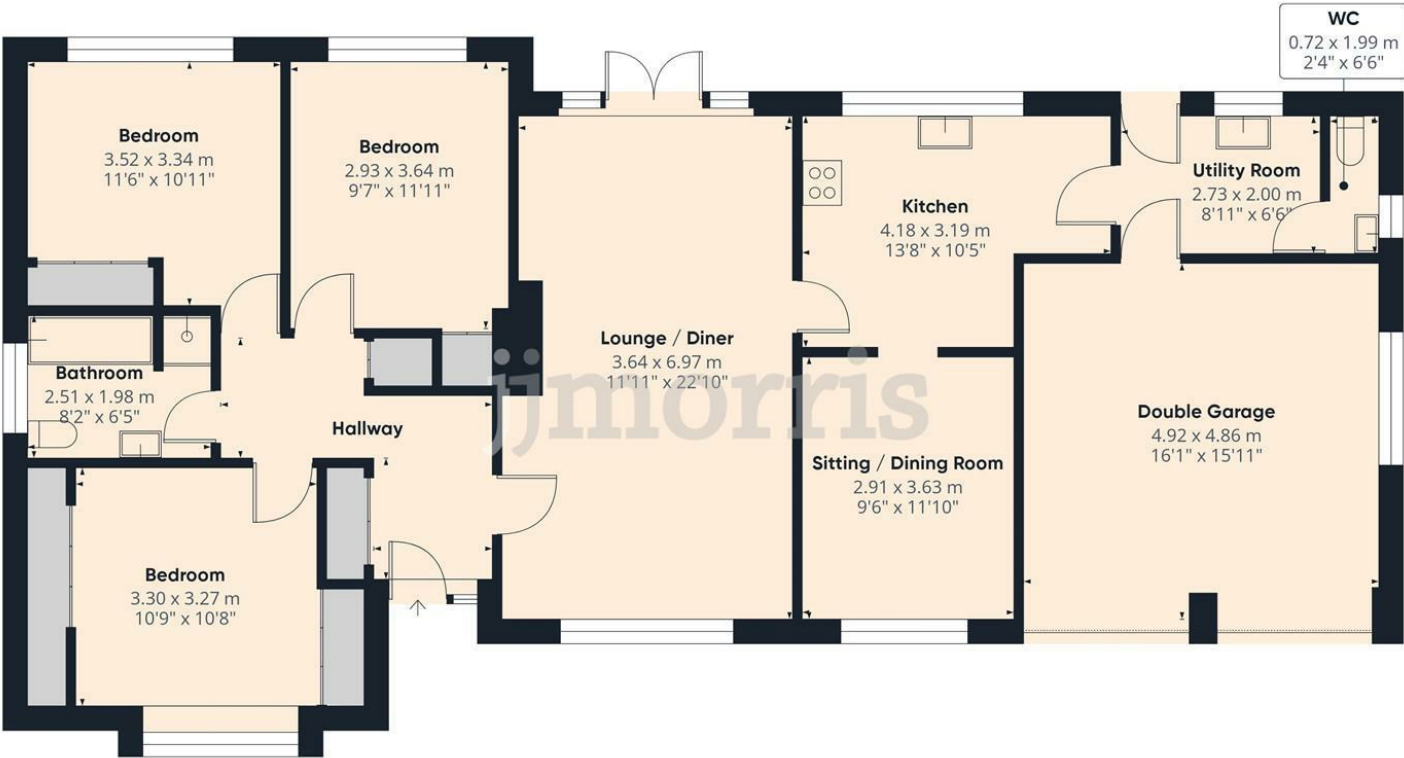
affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Prospective buyers should make their own enquiries into the availability of services with their chosen provider.

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.

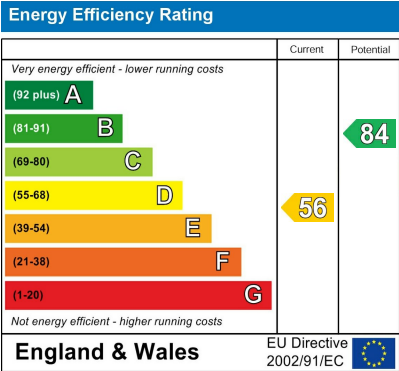
Floor Plan



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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