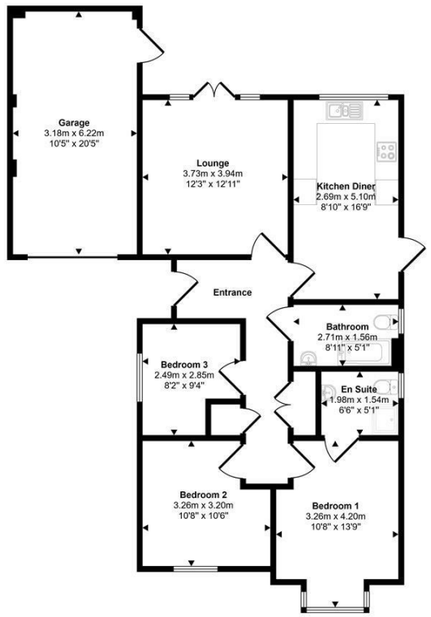
Approx Gross Internal Area
99 sq m / 1071 sq ft



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.

VIEWING: By appointment only via the Agents.
TENURE: Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
Property has Mains Drainage, Mains Electric, Mains Water, privately owned solar panels
HEATING: Oil Central Heating
TAX: Band D

HC/ESL/09/26/OK

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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

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TELEPHONE: 01834 845584

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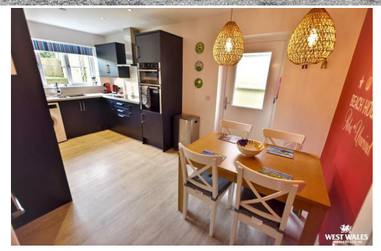
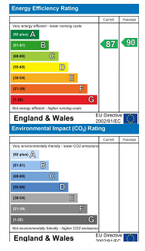




4 Potters Grove, Templeton, Narberth, SA67 8UX

- **Detached Bungalow**
- **Three Bedrooms (One En-Suite)**
- **10 Year LABC Warranty From 2022**
- **Immaculately Presented**
- **Oil Fired Heating**
- **Solar Panels And Sprinkler System**
- **Open Plan Kitchen/Diner**
- **Garage And Parking With EV Charging Point**
- **South Facing Garden**
- **EPC Rating: B**



Offers In Excess Of £350,000

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The Agent that goes the Extra Mile

















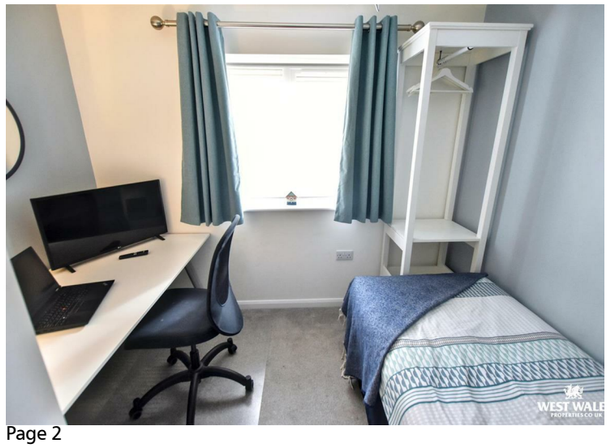



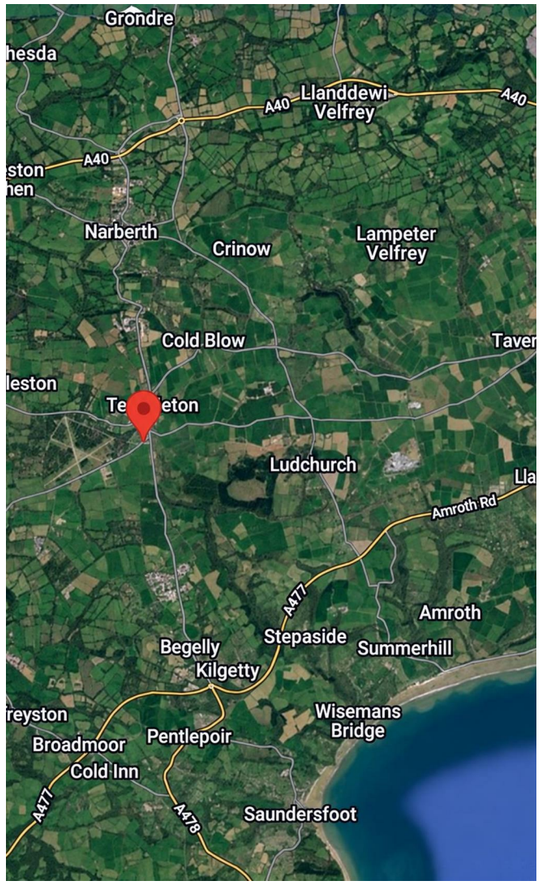

4 Potters Grove is an immaculately presented three-bedroom detached bungalow, constructed in 2022 and offered to the market with no onward chain. Situated in the popular village of Templeton, the property is ideally located just three miles from the bustling market town of Narberth and five miles from the coastal destination of Saundersfoot. Further benefiting from the remainder of a 10-year LABC warranty, this modern home seamlessly combines omfortable living with exceptional energy efficiency.

The accommodation opens into a welcoming entrance hall leading to a living room, featuring French doors that open directly onto the south-facing rear garden. At the heart of the home is an open-plan kitchen and dining area, equipped with an integrated fridge/freezer, dishwasher, NEFF double oven and induction hob. The property offers three well-proportioned bedrooms: Principal Bedroom features a bay window and en-suite shower room, a second double bedroom, and bedroom three is versatile single bedroom, with desk space for home office or study. The family bathroom has a full sized bath and shower over.

Practical storage is provided within the single garage, a boarded loft space accessed via a drop-down ladder, a dedicated utility store cupboard and separate airing cupboard.

The bungalow is provided with oil-fired central heating with smart home controls, supplemented by privately owned solar panels to keep running costs low. Full-fibre ultrafast broadband is connected, complemented by hard-wired Ethernet throughout—offering a reliable setup for remote working and streaming. A fire sprinkler system installed throughout.

Externally, a front driveway provides off-road parking for two vehicles and gives access to the integral single garage, complete with installed fast EV charging point. Side gated access leads to the enclosed, south-facing rear garden with fields behind. Arranged over gentle tiers and laid to lawn, with a high level timber boundary fence.

LOCATION

Templeton is perfectly placed for access to Haverfordwest, Pembroke Dock, Tenby and Narberth - which is a thriving hub, brimming with independent boutiques, craft galleries, cafes, and award-winning restaurants, along with essential amenities including health and community centres. Excellent road, bus, and rail links connect the area to surrounding Pembrokeshire towns and villages around the coastline.

Viewing is highly recommended.

DIRECTIONS

From the Tenby office, take the A478 out of town all the way towards Kilgetty. Continue on the A478 towards Narbeth, passing through the village of Begelly. As you enter Templeton, continue though the village and take the first left by The Boars' Head. Turn left shortly after into Potters Grove, take the first right and you will find number 4 straight ahead of you. What3Words: ///debit.unusable.pilots

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.