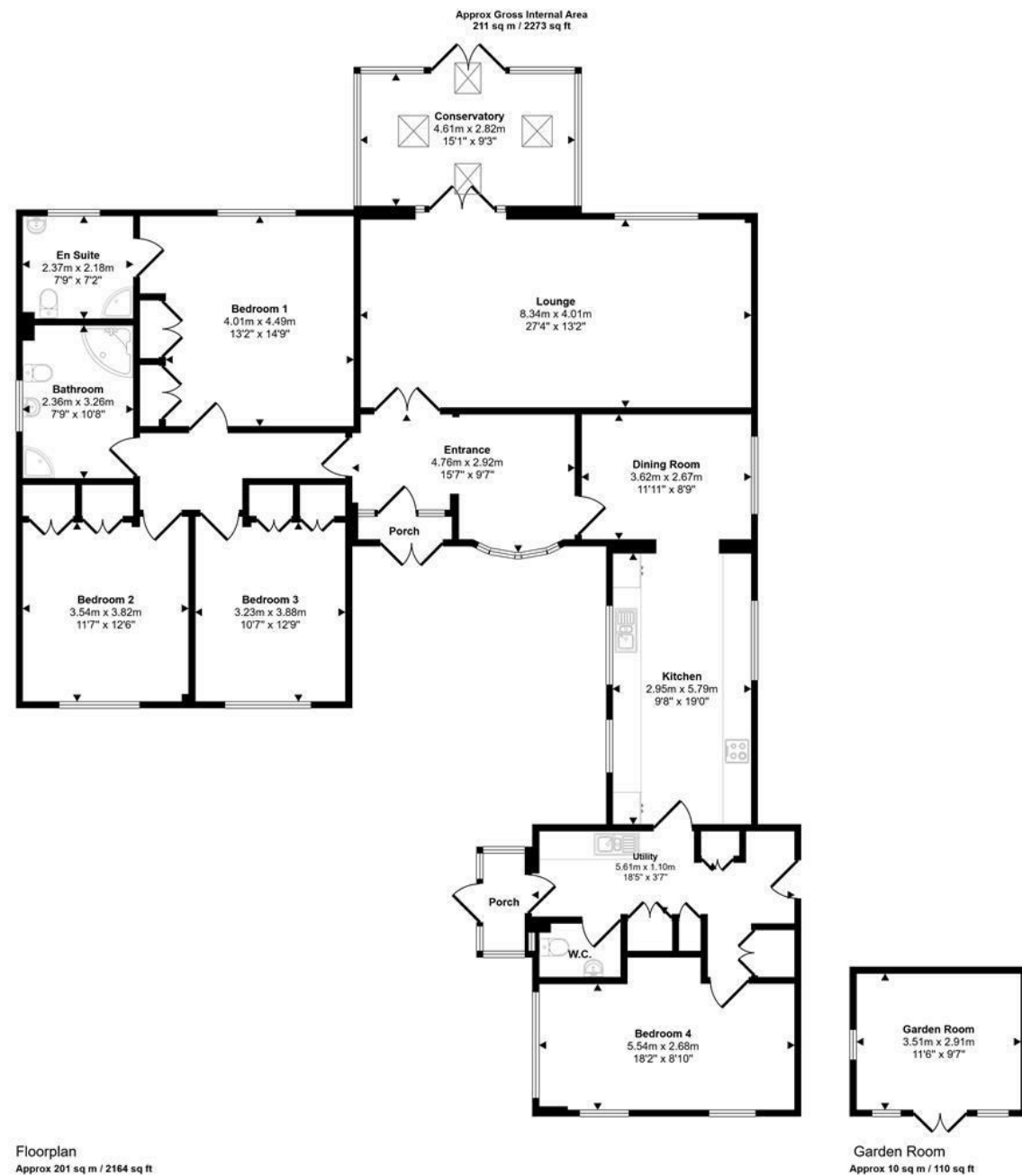




This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London**

Nat West Chambers, Tudor Square, Tenby,  
Pembrokeshire, SA70 7AJ  
EMAIL: [tenby@westwalesproperties.co.uk](mailto:tenby@westwalesproperties.co.uk)

TELEPHONE: 01834 845584

01834 845584  
[www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk)

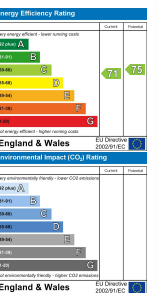


## Maes-Y-Ffynnon Templeton, Narberth, SA67 8RX

- Detached Bungalow
- Countryside Views
- Master Bedroom With En-Suite
- Conservatory
- Driveway Parking And Garage
- Set Within Approximately 0.82 Acres
- Four Double Bedrooms
- Further Development Potential
- Ideal Family Home
- EPC Rating: C

**£575,000**

**COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London**



A substantial detached bungalow set within an enviable plot of approximately 0.82 acres, with previous lapsed planning permission for building plot. Offering lots of potential for further development, the property is positioned in a peaceful and private cul-de-sac in the highly sought-after village of Templeton. Surrounded by mature gardens and enjoying delightful countryside views to the rear, this impressive home offers a superb balance of space, privacy, and rural charm, while being just a short drive from the popular market town of Narberth.

The property is entered via an inviting entrance porch, which leads into a welcoming hallway. The well-presented interior offers versatile accommodation throughout and comprises; four bedrooms, including a principal suite with en-suite shower room. A well-appointed family bathroom serves the remaining bedrooms. At the heart of the home lies an outstanding living room, featuring a striking inglenook fireplace that creates a warm and inviting focal point—ideal for both relaxing and entertaining. This space flows effortlessly into the conservatory, where the beautiful gardens and surrounding countryside can be enjoyed year-round. The contemporary fitted kitchen is thoughtfully designed and complemented by a separate formal dining room, perfect for hosting, along with a practical utility room, which also provides ample storage.

The property further benefits from uPVC double glazing, oil-fired central heating, as well as solar panels and water panels, enhancing both comfort and energy efficiency.

Externally, the property truly excels. A gated entrance leads to ample driveway parking, while the extensive, mature gardens wrap around the property, creating a private and picturesque setting. The grounds are ideal for any keen gardener, featuring a variety of landscaped areas alongside well-maintained lawned gardens. To the rear, a lower maintenance gravelled area provides a pleasant seating space and incorporates a fish pond, while a charming summerhouse adds further appeal. The gardens offer plenty of space for outdoor living, gardening, or entertaining.

This is a rare opportunity to acquire a beautifully situated bungalow in a desirable village location, offering substantial grounds and captivating rural views. Viewing is highly recommended to fully appreciate all that this exceptional home has to offer.

Narberth is full to the brim with independent shops including craft and art galleries, bars and restaurants and boutiques. The town has everything you can need with health, dental, fitness and community centres and a Museum. Narberth is twinned with Ludlow and both towns celebrate an annual food festival which takes place on the fourth weekend of September every year. There is a regular bus/train service running to Haverfordwest, Carmarthen and the outlying villages.



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 passing the Boar's Head. Continue through village and continue up the hill. Take a left onto West Lane just before leaving the village and then keep left. The property will be on your right hand side. What/Three/Words:///normal.sundial.rural

GENERAL INFORMATION

VIEWING: By appointment only via the Agents.  
TENURE: We are advised Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
COUNCIL TAX: Band 'G'  
HEATING: Oil  
PLEASE NOTE - The property is served by private drainage.

ref: LLT/ LLE /JUNE / 26/DRAFT

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LOCATION AERIAL VIEW

