



10 Sentence Gardens, Templeton – SA67 8SY

Offers Over £299,950

**jmorris**.com

## 10 Sentence Gardens

### Templeton, Narberth

An extremely well kept and presented 3 bedroom detached bungalow with an exceptionally beautiful garden, situated on a lovely little development within the popular village of Templeton. The bungalow has easy to maintain accommodation of a good design and layout, benefitting from rear countryside views, double glazing and oil fired central heating, plus it enjoys ample off road car parking with its own driveway and garage. This would make an excellent early retirement home, for garden lovers especially, as the gardens are truly delightful! Viewing is essential.

Sentence Gardens comprises a 1980s residential bungalow development, situated within the popular village of Templeton, which lies some 2 miles or so south of the small town of Narberth, which has in recent years become firmly established as one of the more popular residential locations within the county of Pembrokeshire, having the benefit of a good range of local services and a high street made up of several independent shops that cater for most everyday requirements. Within Templeton itself there is a Primary School and Public House, together with various commercial enterprises. The Village lies within easy reach of all the major towns of the area. To the south lies the large village of Kilgetty, which again provides a good range of local services, whilst the coastal resorts of Saundersfoot and Tenby are all within a 10 to 15 minute drive.



### **Accommodation**

Double glazed front door opens into:

### **Entrance Hall**

Built in airing cupboard and storage cupboard housing an oil fired boiler serving the central heating and hot water, radiator, access to loft space, doors open to:

### **Lounge/Diner**

Double glazed windows to front and rear enjoying lovely views across the gardens, radiators, wood laminate flooring, pretend fireplace housing an electric stove.

### **Kitchen**

Range of fitted wall and base storage units with worktops over, single drainer sink, space for electric cooker, stainless steel splash back and extractor hood over, space for white goods, radiator, double glazed external door and window to rear enjoying views across the garden and countryside beyond.

### **Bedroom 1**

Double glazed window to front, radiator.

### **Bedroom 2**

Double glazed window to rear, radiator.

### **Bedroom 3**

Double glazed window to front, radiator.

### **Bathroom**

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

### **Externally**

To the front of the property there is a lovely well maintained garden with lawn, plants and shrubs, as well as a hard standing driveway providing ample off road car parking space, leading to a single garage. Gated side access leads to the rear where there is a further garden of a larger size but is equally well maintained, boasting a wide variety of colour and structure, with good size patio, lawn, borders and planting. There is also a summer house and useful garden shed. From the rear, lovely country views are enjoyed.

### **Garage**

Up and over garage door to the front, power and lighting, rear pedestrian door.

### **Directions**

From Narberth, travel due south along the A478 until reaching the village of Templeton. At the junction by the boars head pub, turn right onto the A4115, then turn right into Sentence gardens. Number 10 is found towards the end of the development, identified by its number.

### **Utilities & Services.**

Heating Source: Oil Electric: Mains Water: Mains Drainage: Mains Local Authority: Pembrokeshire County Council Council Tax Band: D Tenure: Freehold and available with vacant possession upon completion. What Three Words: [///walls.race.warms](#)

### **Broadband Availability.**

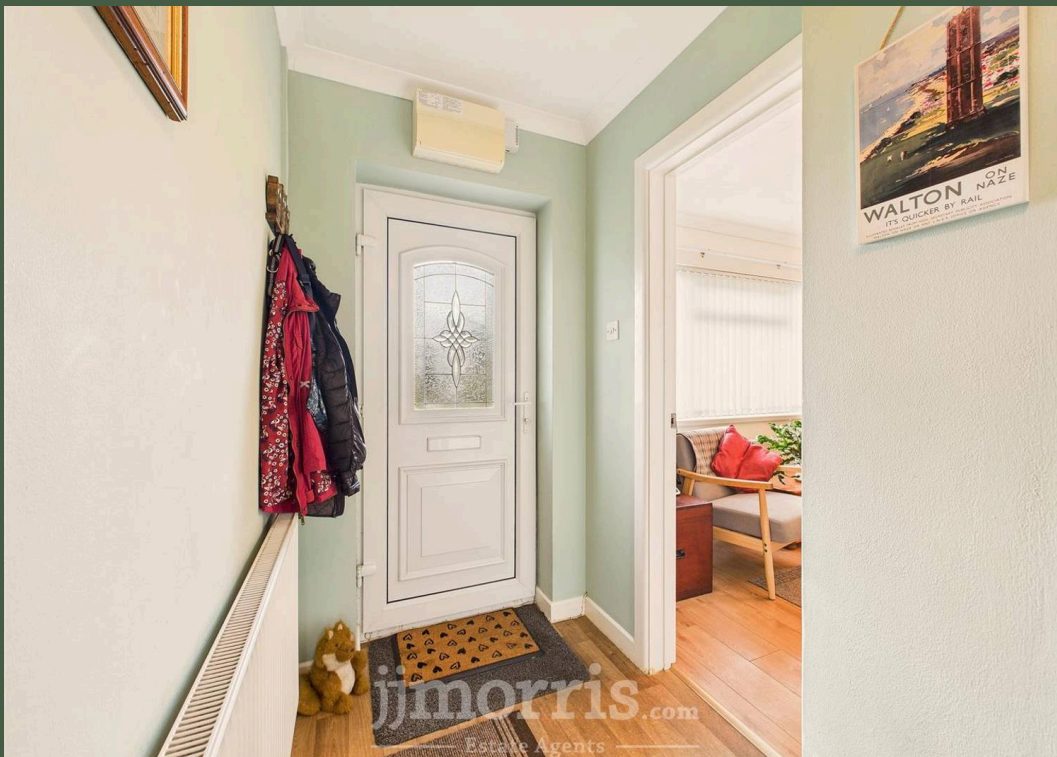
According to the Ofcom website, this property has both standard and superfast broadband available. Please note this data was obtained from an online search conducted on ofcom.org.uk and was correct at the time of production. Some rural areas are yet to have the infrastructure upgraded and there are alternative 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.**

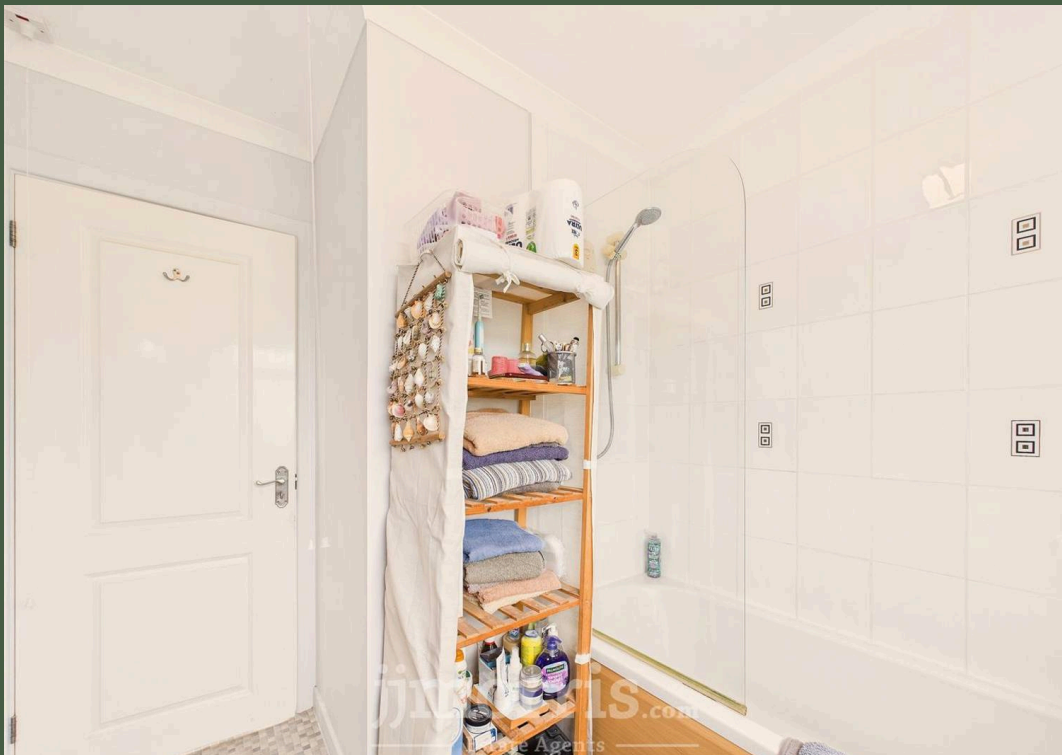
The Ofcom website states that the property has the following indoor mobile coverage EE Voice & Data - 78% Three Voice & Data - 71% O2 Voice & Data - 75% Vodafone Voice & Data - 75% Results are predictions and not a guarantee. Actual services available may be different from results and may be affected by network outages. Please note this data was obtained from an online search conducted on ofcom.org.uk 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**

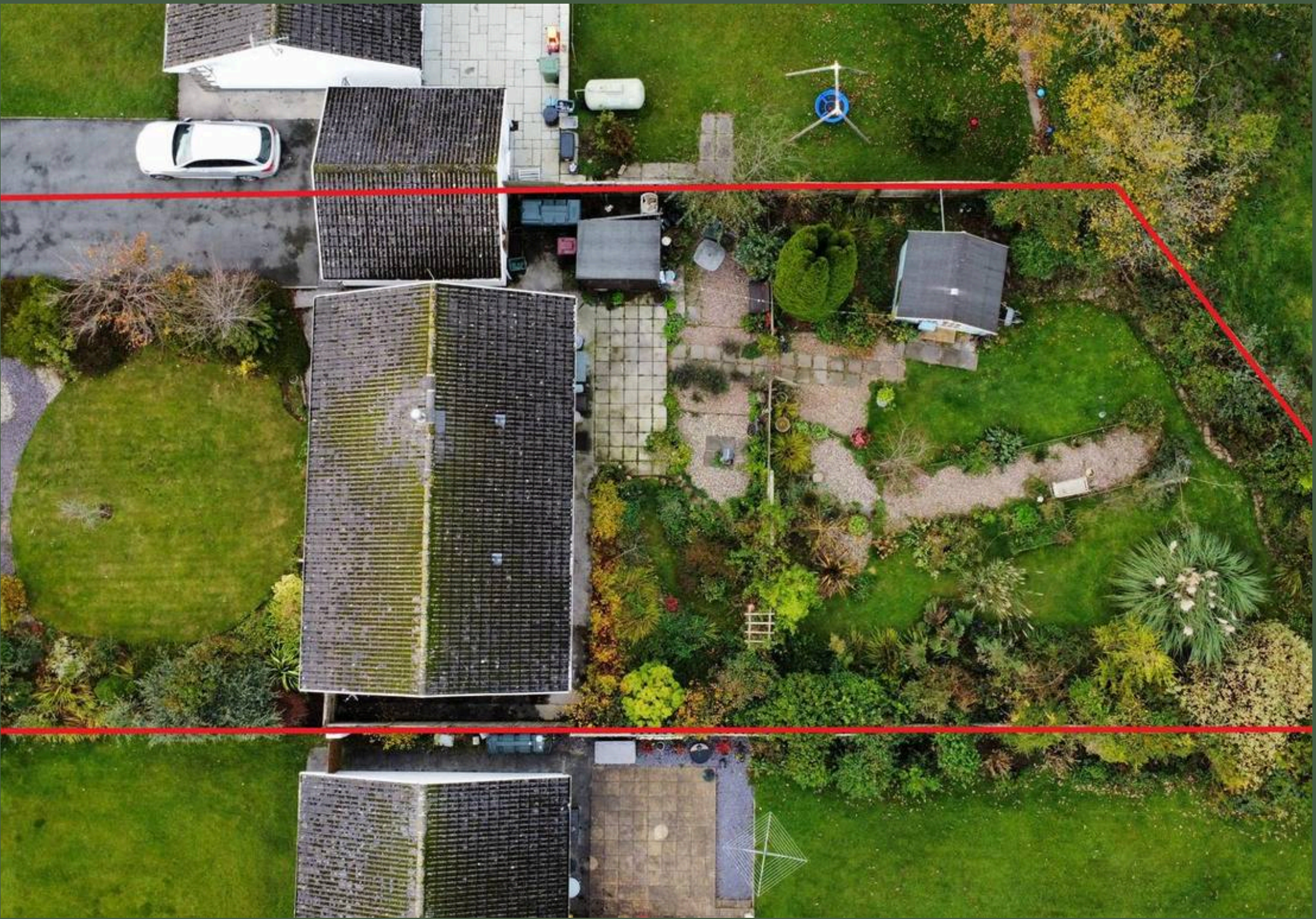
Please note when making an offer we will require information to enable us to confirm all parties identities as required by Anti Money Laundering (AML) Regulations. We may also conduct a digital search to confirm your identity. We will also require full proof of funds such as a mortgage agreement in principle, 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.

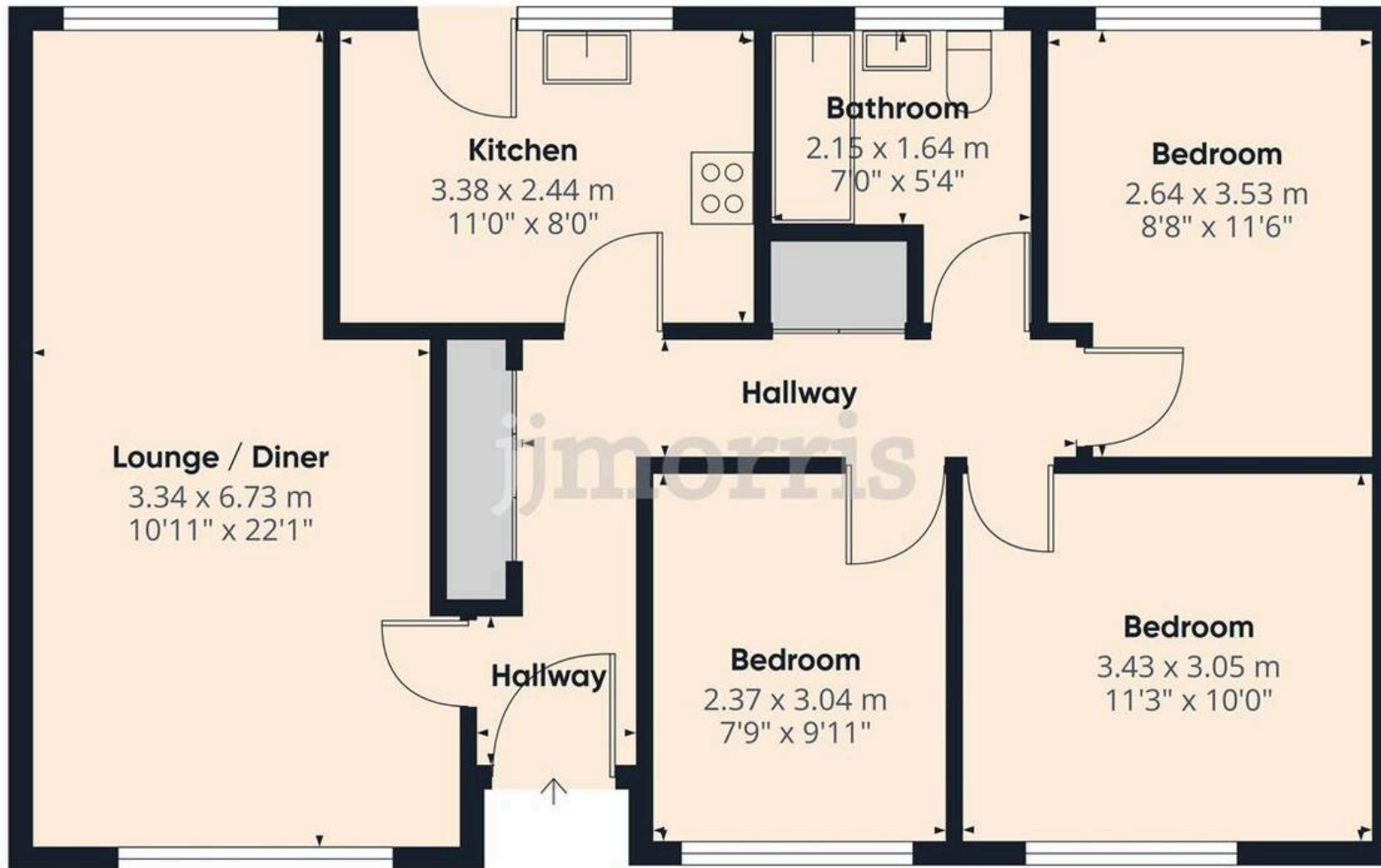




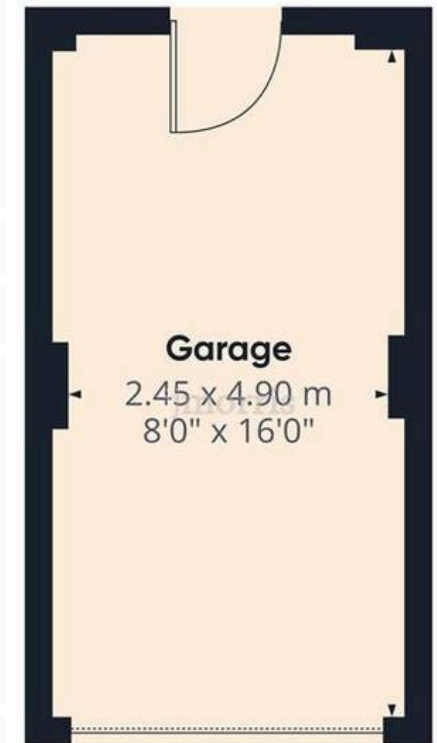








Floor 0 Building 1



Floor 0 Building 2



## JJ Morris Narberth

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