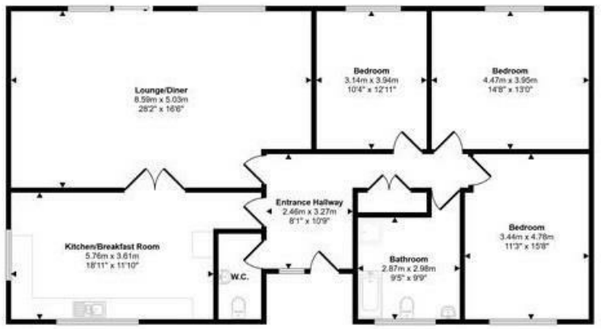
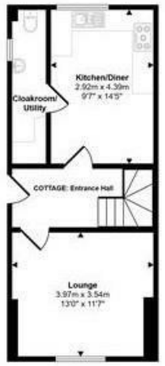
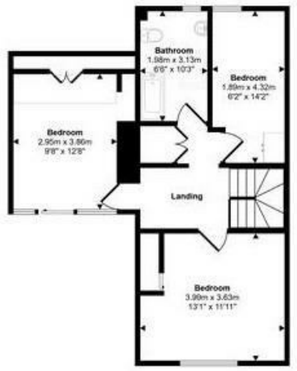
Approx Gross Internal Area
236 sq m / 2543 sq ft



Floorplan
Approx 141 sq m / 1521 sq ft



Cottage Ground Floor
Approx 39 sq m / 422 sq ft



Cottage First Floor
Approx 56 sq m / 600 sq ft

View: By appointment with the Agents
Services: We have not checked or tested any of the Services or Appliances
Tenure: FREEHOLD
Tax: Band F
Gas central heating in Ashlea & Oil fired central heating in The Cottage.
The property is accessed via a Private lane.

MPO/MPO/OK/05/25

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

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
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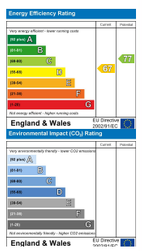
TELEPHONE: 01834 845584

01834 845584
www.westwalesproperties.co.uk

Ashlea & The Cottage, Kings Park, Templeton, Narberth, Pembrokeshire, SA67 8SD

- **Three Bedroom Bungalow**
- **Attached Three Bedroom Cottage**
- **Ample Driveway Parking**
- **Ideal Multi Generational Property**
- **Gas & Oil Central Heating**
- **Recently Modernised Throughout**
- **Garage & Workshop**
- **Nicely Presented**
- **Close To Narberth**
- **EPC Rating: D & E**



Offers In The Region Of £475,000

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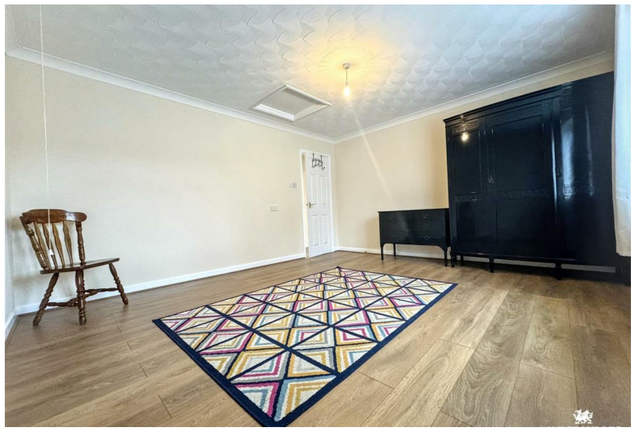
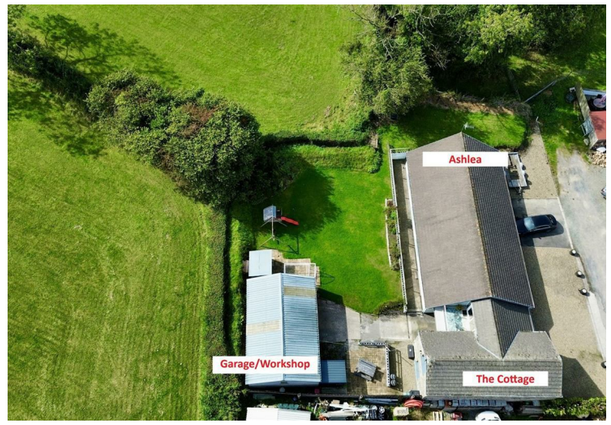
The Agent that goes the Extra Mile





Ashlea & The Cottage, located in the peaceful setting of Kings Park in Templeton, presents a rare opportunity for multi-generational living in one of Pembrokeshire's most sought-after areas. Set back on a private, no-through road, this versatile property comprises a spacious bungalow and an adjoining character cottage, ideal for extended family or those seeking additional accommodation or income potential.

The main bungalow, Ashlea, offers well-proportioned and adaptable living space with recently modernised kitchen, perfectly suited to modern family life. With a flexible layout, the accommodation can be tailored to suit a range of needs - whether for family living, working from home, or guest accommodation.

Complementing the main residence is The Cottage, a charming 2/3 bedroom property full of character and warmth. It boasts a delightful veranda that overlooks beautifully maintained lawned gardens and enjoys far-reaching views across the surrounding countryside. The veranda offers a perfect space to relax and take in the tranquil setting.

To the rear is a garage/workshop with electric up-and-over door, a patio seating area and a lawned garden bound by hedges. Beyond the garden are fields and the rolling countryside. There is also ample driveway parking for up to 5 vehicles at the front of the property on both gravelled and hardstanding driveways.

Both properties enjoy a wonderful sense of privacy, while still being conveniently located close to the village amenities of Templeton and the popular market town of Narberth, known for its independent shops, caf☎s, and community feel. Together, Ashlea and The Cottage offer an exceptional lifestyle opportunity for those seeking space, versatility, and the charm of rural living with the convenience of nearby facilities.

Location

Narberth or Arberth in Welsh plays a high profile in Welsh mythology. The former town hall still houses the cell where those involved in the Rebecca Riots were imprisoned. To learn more about the history of Narberth visit its brilliant museum. It is also home to several sporting teams, including Narberth RFC who currently play in the Welsh Championship and Narberth Football and Cricket club. 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 service running to Haverfordwest, Carmarthen and the outlying villages and a railway station.

DIRECTIONS

From the town of Narberth get onto the A478 heading towards Templeton. Proceed through Templeton. At the bottom of the hill there is a Public house called The Boars Head. Turn right just before the Boars Head. Continue along this road passing Greenfield Close on the left. Just after passing Greenfield Close take the next left (gravel drive) and continue along until reaching the property situated on the left hand side. What3Words ///stroke.fabric.goats

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