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# 1 Sentence Gardens, Templeton, SA67 8SY

## Asking Price £260,000

Beautifully renovated and improved 3 bedroom bungalow, situated in a village location within walking distance to a bus route and the Village Public House.

1 Sentence Gardens is a deceptively spacious 3 bedroom bungalow in a popular village location that lies within easy reach of the major towns of the area with Narberth being some 3 miles or so to the North and Kilgetty some 4 miles to the South.

The property offers well proportioned accommodation equally suited to a family or retirement home and stands within good sized grounds with the benefit of a garage to the rear.

NO FORWARD CHAIN

## Situation

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.

## Description

1 Sentence Gardens s constructed in the mid 1980's of stone faced and Tyrolean rendered cavity block walls that incorporate uPVC double glazed windows and doors under a pitched interlocking concrete tiled roof. The property is set back off the road by virtue of a large front lawn and is approached via pedestrian access to the fore which leads to the accommodation, whilst to the rear there is a single garage and additional parking in a communal area.

## Hallway 12'2" x 3'1" (3.66m'0.61m" x 0.91m'0.30m" )

Entered vis uPVC glazed door the L shaped hall way gives access to all rooms, with cloak room storage cupboard and airing cupboard housing the Emerson heater. radiator and carpeted throughout

## Open plan sitting room 22'x 1" 11' 7 (6.71m'x 0.30m" 3.35m' 2.13m )

Entered via a nine paned glazed door with uPVC window to the fore, 2 x radiators , 2 x up wall lights, brackets and connection for television, and slate heart with electric stove. Carpeted throughout

## Kitchen/dining room 18' 7" x 7' 8" (5.49m' 2.13m" x 2.13m' 2.44m" )

This open plan area has been lovingly created to provide space and light with 2 x uPVC windows to the rear and uPVC door to the external patio area. With fitted base and wall units, integrated electric hob with extractor fan over, integrated wall mounted electric oven, stainless steel sink unit, space for both washing machine and fridge freezer, with concealed ceiling lights and laminate flooring throughout. access from both the sitting room and a nine pained glazed door from the hall way.

## Bedroom 1 11'8" x 8;7" (3.56m x 2.44m;2.13m)

Entered via a solid oak door with uPVC window to the rear, radiator and carpeted throughout

## Family Bathroom 7'9" x 7' 1" (2.13m'2.74m" x 2.13m' 0.30m")

Entered via a solid oak door, with obscure uPVC window to the rear, with bath with electric 'Aqua plus' shower over, wash hand basin over fitted vanity unit, WC, part tiled walls and radiator style heated towel rail. Tiled flooring throughout.

## Bedroom 2 11'4" x 10' (3.45m x 3.05m)

Entered via a solid Oak door with uPVC window to the fore, radator and carpeted throughout

## Bedroom 3 9'11" x 7' 9" (3.02m x 2.13m 2.74m )

Entered via a solid oak door, with uPVC window to the fore, radator and carpeted throughout

## Externally

Externally 1 Sentence Gardens stands on a large well defined plot. To the fore is a good sized lawn-ed area with planted boarders and a boundary, gated fence to the pavement and main road with pedestrian access leading to the front door. There is a good sized lawn to the side with mature plants and shrubs and a rear garden that is laid to patio. This good sized external private space has been lovely maintained with pretty shrubs and plants and is ideal for al-fresco entertainment. The property also has the benefit of a garage which is the middle unit within a battery of three garages approached off the estate road. There is additional off road car parking to the fore of this garage and a pedestrian door from the rear that leads into the rear garden of this property.

## Garage

The garage is accessed via the rear garden via a uPVC door and from an up and over door to the fore

## Directions

From Narberth proceed on the Tenby road A438 until reaching the village of Templeton, at the cross roads take an immediate right past the Boars Head public house, The property can be identified by our For Sale Board on the right hand side.

## Tenure

Freehold with vacant possession upon completion. No ongoing chain.

## Services

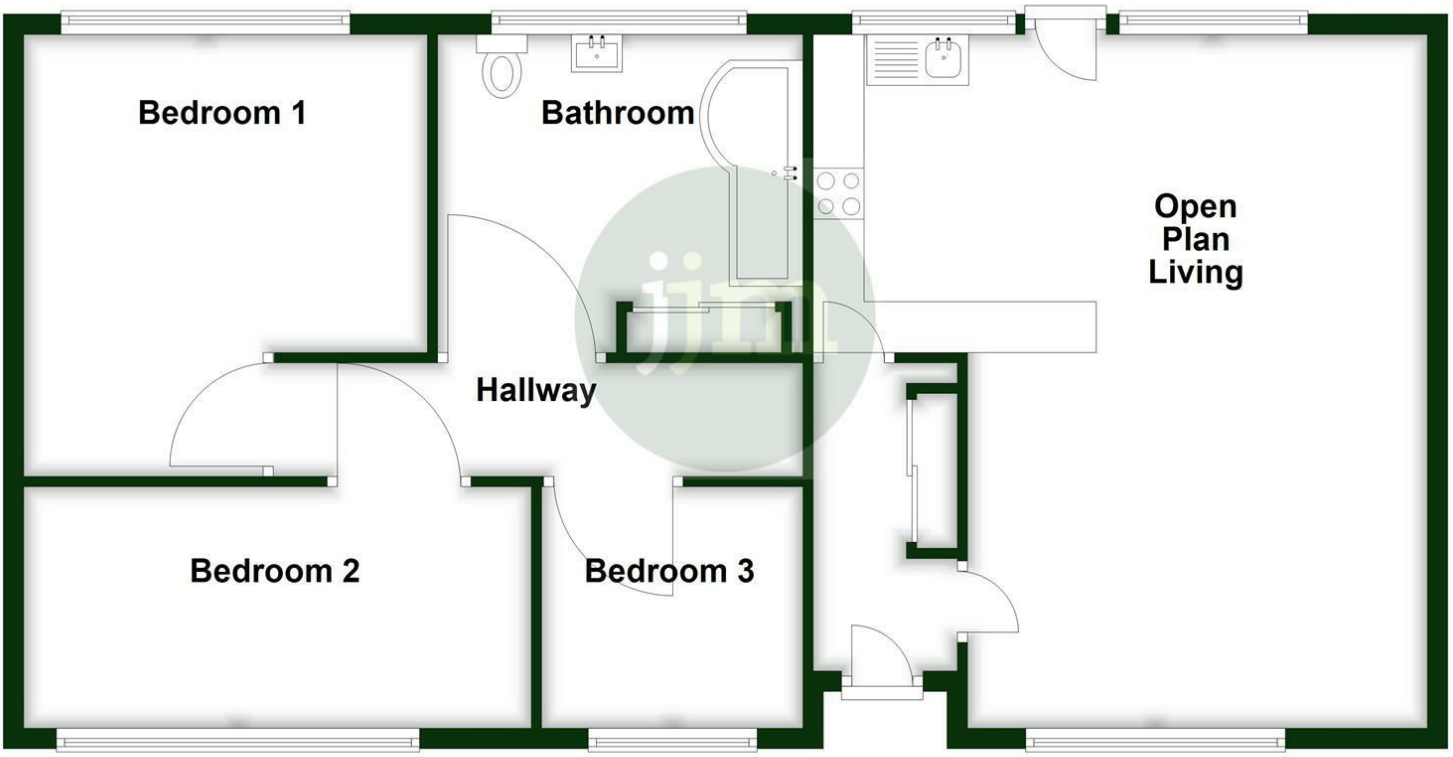
We understand the property has the benefit of Mains Water, Mains Electricity and Drainage. There is full uPVC double glazing together with full Oil fired Central Heating.

## Local Authority

Pembrokeshire County Council, County Hall, Haverfordwest, Pembrokeshire, SA61 1TP
Telephone: 01437 764551.
Council Tax Band D
Historical lapsed planning for an extension to the side of the property.

## Floor Plan

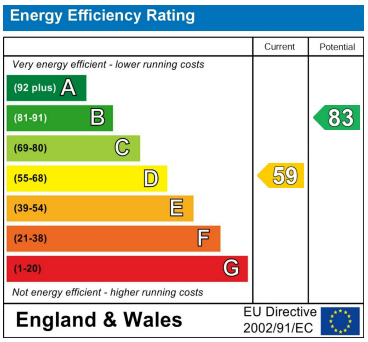
### Ground Floor




Plans provided as a guide only.
Plan produced using PlanUp.

## Area Map

## Energy Efficiency Graph

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