



**17 Sentence Gardens, Narberth, SA67 8SY**

**Offers In The Region Of £230,000**

A detached 3 bedroom bungalow situated in the popular village of Templeton, just 2 miles south from Narberth town. The property, which is offered for sale with no onward chain, provides well laid out accommodation that is neat and tidy, being very well maintained and has good size rooms. There is a master en-suite and large conservatory which further adds appeal, plus off road parking space with its own driveway and a single garage. The garden is enclosed and level, also of a good size, with lawn, borders and number of seating areas. Viewing is recommended and would ideally suit a buyer at retirement age or equally a family.

### Situation

The property is situated within the popular village of Templeton, some 2 miles or so south from Narberth town. Narberth has a good range of services and amenities with a high street shopping parade made up of independent retailers, cafes etc. Templeton itself has a Primary School and Public House. To the south lies the large village of Kilgetty, which again provides a good range of local shops, co-op supermarket and other services. The coastal resorts of Saundersfoot and Tenby are all within a 10 to 15 minute drive.

### Accommodation

#### Entrance Porch

Tiled flooring, double glazed windows, frosted double glazed door opens to:

#### Hallway

Wood laminate flooring, built in storage cupboards, built in airing cupboard with hot water cylinder and gas boiler, loft access and radiator. Doors open to:

#### Lounge/Diner



Double glazed window to front, radiators, electric fireplace, double glazed sliding patio doors to conservatory.

### Kitchen



Fitted wall and base storage units, worktops, Neff electric oven, 4 ring gas hob, extractor hood, 1 and a half bowl sink, space for white goods, plumbing for washing machine, tiled floor, radiator, part tiled walls, double glazed window and door to:

### Conservatory



Tiled floor, double glazed windows looking out over the garden, radiator, double glazed external door.

### Bedroom 1



Double glazed window to front, radiator, fitted wardrobes and furniture. Door to:

### Bedroom 2



Double glazed window , fitted bedroom furniture, radiator.

### Ensuite



Comprising a shower cubicle, wash hand basin, W.C, vanity storage unit, tiled floor, tiled walls, radiator, frosted double glazed window.

### Bedroom 3



Double glazed window to front, radiator.

## Bathroom



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.

Comprising a W.C, wash hand basin set in vanity storage unit, bath tub with mixer shower over, tiled floor, tiled walls, radiator, frosted double glazed window.

## Externally

There is a lawned garden and ample off road parking space with driveway to the front. Access on both sides lead to the rear where there is a lovely good size garden with lawn, patio, covered seating areas, secure fencing and hedgerow boundaries, 2 garden sheds, pedestrian access to:

## Garage



A single garage on block with up and over door, power and lighting.

## Tenure

Freehold

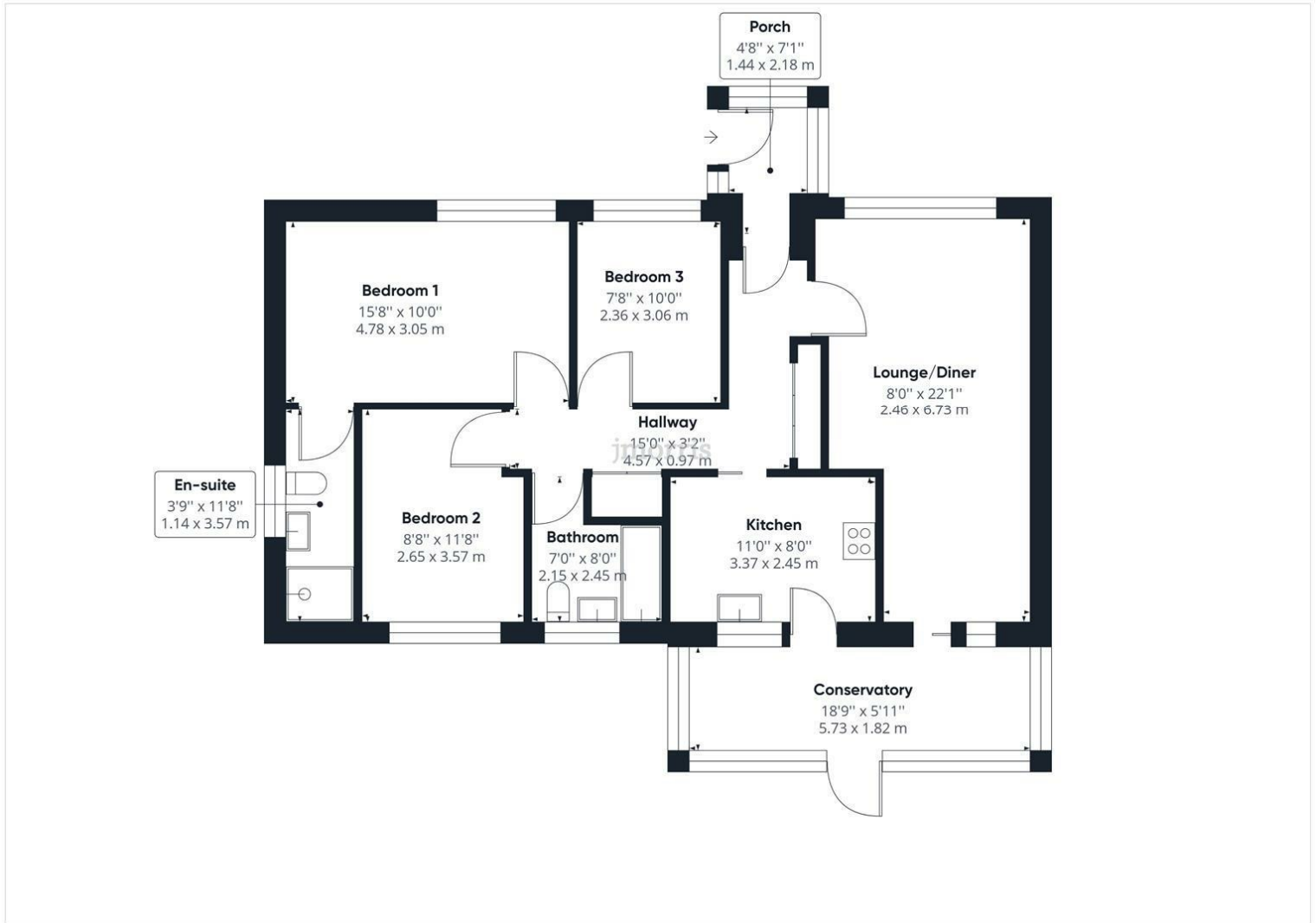
## Services

Mains water, electric and drainage. LPG central heating. Solar/PV Panels.

## Directions

From Narberth proceed on the Tenby road A438 until

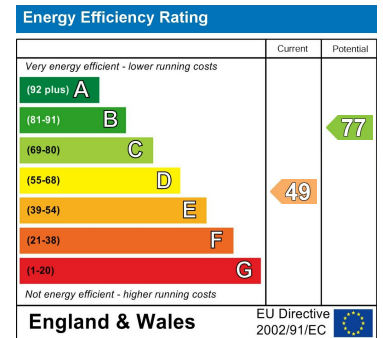
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.