



12 Knights Court, Templeton, Narberth, SA67 8BN

£299,950

Knights Court named after the 'Knights of Templar' is a collection of three and four bedroom homes, located on the outskirts of the charming market town of Narberth in Pembrokeshire.

This delightful semi detached family home and been constructed to the highest quality by a local developer and briefly comprises-entrance hallway, sitting room, kitchen, utility and cloak room on the ground floor. two double bedrooms, en site and family bathroom on the first floor, with a third bedroom and en site on the second floor.

All within excellent transport links to the larger market towns of Haverfordwest and Carmarthen, this very desirable family home requires internal viewing to appreciate the many benefits and features offered.

Description

New build semi detached 3 bedroom 3 bathroom executive house, situated on a new small friendly estate. Accommodation over 3 floors with many desirable features such as underfloor heating, en suite bedrooms, open plan family living.
Ideal Family home.

Situation

The village of Templeton has amenities including primary school, playground, village hall and a highly recommended public house.
Templeton is only a short drive from the former market town of Narberth with its excellent shopping facilities and amenities and the popular Pembrokeshire coastline at Tenby which is about 8 miles south and the closest beaches of Amroth and Saundersfoot being approximately 5 miles distant. There are good transport links to the resorts and larger towns..

Hallway 20'7" x 6'11" (6.27m x 2.11m)



With Composite glazed door and access to all down stairs rooms with uPVC window to the side

Sitting Room 17'4" x 12'4" (5.28m x 3.76m)



With UPV glazed windows to the fore, inset gas fired fire

Kitchen/Dining Room 12'4" x 12'3" (3.76m x 3.73m)



With uPVC window to the rear, fitted base and wall units, integrated induction hob with extractor fan over,

integrated fridge and freezer, integrated double oven, tiled flooring throughout,.

Utility Room 6'11" x 6'7" (2.11m x 2.01m)

With uPVC window to the rear, space for washing machine and tumble dryer, sink unit with base and wall units uPVC door to external space

Cloak room

With W.C. and wash hand basin

First floor

accessed via a hardwood stair case from the hall way

Master Bedroom 13' 1"x 12'4" (3.96m 0.30mx 3.76m)



With uPVC window to the fore, fitted wardrobes

En Suite 7' x 6'3" (2.13m x 1.91m)



With Corner shower cubicle, wash hand basin and W.C.

Bedroom 2 11'6" x 10'8" (3.51m x 3.25m)

With uPVC window to the rear, fitted wardrobes

Family Bathroom

Telephone: 01437 764551

Council tax band D

£1,496.84 2012/2022



With uPVC window to the rear, Bath with Shower over, Wash hand basin, W.C. radiator style hand towel rail

Second Floor

Bedroom 3 17'2" x 11x11 (5.23m x 3.35mx3.35m)

En Suite

With corner shower cubicle and wash hand basin

Externally



The property has the benefit of ample off road parking with a good sized front garden laid to lawn and a gated rear garden with pathway around the property, There is a slabbed patio area and garden shed. With external wall lights and garden hose . All in an excellent presentation, this very desirable property could be moved into immediately.

Services

We understand the property has the benefit of mains water, electricity, and drainage, full double glazing, Oil Fired underfloor heating.

Telephone subject to B T Regulations. We are also advised there is Broadband connection to the property.

The property has the benefit of roof solar panels for electricity supply

Tenure

Freehold with vacant possession upon completion.

Local Authority

Pembrokeshire County Council, County Hall,
Haverfordwest,
SA61 1TP.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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