



8 Jubilee Gardens, Templeton – SA67 8ST
£339,950

jmorris.com

8 Jubilee Gardens

Templeton, Narberth

An extremely well proportioned 3 bedroom detached bungalow boasting a superb, generously sized south-facing garden, situated at the end of a residential cul-de-sac within the popular village of Templeton. The property enjoys an exceptionally large garden which is level and mainly laid to lawn with a sunny aspect and patio seating area. There is an integral garage with an electric up and over door and a driveway providing ample off-road parking. The interior is spacious and generously proportioned, with a lovely open-plan living/dining area and good size conservatory. Some modernising would further benefit the property, which would make an ideal retirement or family home.



Situation

Templeton is a small popular village within Mid-Pembrokeshire, located some 2 miles or so from the historical town of Narberth, which has the benefit of a good range of local shops, cafes and other services to include a train station. Templeton itself has a Primary School, public children's play area, recreational playing field and excellent Public House serving good food and drinks. The village is within easy reach of all the major near by towns of the area, with the larger village of Kilgetty being only a short drive down the road and again provides a good range of local everyday shops, supermarket and other services. The south coast with its family friendly beaches and seaside resorts, such as Saundersfoot and Tenby are all within an easy comfortable drive.

Front Porch

Entered via double glazed front door, with an inner double glazed door opening into:

Hallway

With built in cloaks storage cupboards, radiator, door opens to:

Lounge / Diner

Lounge area has a gas fired stove/mock wood burner set on a decorative stone fireplace and surround, double glazed bay window to front and radiator. Open plan layout through to the dining area with space for table and chairs, radiator, doors to inner hall and kitchen, sliding double glazed patio door to:

Conservatory

Double glazed external French doors open out to the rear patio and garden, double glazed windows around and 2 radiators.

Kitchen

Fitted with an extensive range of wall and base storage units with worktops over, one and a half bowl single drainer sink, gas hob with canopy extractor hood over, eye-level double oven, room for white goods, double glazed window and door to rear porch. Door opens to:

Utility

Fitted storage cupboard and unit with single drainer sink, plumbing for washing machine, radiator, floor standing firebird oil fired boiler serving the domestic hot water and central heating, double glazed window to rear, doors open to:

Cloak Room

W.C and double glazed window.

Integral Garage

Electric up and over garage door to front, access to loft, window to side.

Inner Hall

Built in airing cupboard, radiator, main access to loft space which is boarded and has an impressive built in model train set. Doors open to:

Bedroom 1

Double glazed window to front, radiator, wardrobe recess.

Bedroom 2

Double glazed window to rear, radiator, wardrobe recess.

Bedroom 3

Double glazed window to front and radiator.

Bathroom

Comprising a wet room style showering area, W.C, wash hand basin set in vanity unit, radiators, double glazed window.

Externally

To the front there is a hardstanding driveway leading to the garage which provides ample off road car parking space. Front garden area is level and laid mainly to lawn with some established colourful shrubs. There is pedestrian gated access to the left side and double gated vehicular access to the right side, previously used for parking a motorhome. To the rear and side there is a wonderful large well kept garden, that is level and mainly laid to lawn with some further colourful shrubs and boundary hedging, plus a sunny patio seating area, metal shed, oil tank and gas bottle connection.

Services

Heating Source: Oil Central Heating

Electric: Mains

Water: Mains

Drainage: Mains

Local Authority: Pembrokeshire County Council

Council Tax Band: E

EPC - E

Tenure: Freehold and available with vacant possession upon completion.

What Three Words: ///shoulders.materials.shave

Directions

From Narberth proceed due south on the A478 Tenby road for approximately 2 miles until reaching the village of Templeton. As you come into the 20 mph zone, take the first left hand turning signposted for Cold Blow/Princes Gate. Then turn into the Jubilee cul-de-sac on the right hand side and follow the road down to the end where number 8 is found on the left hand side.

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 - 77%

Three Voice & Data - 59%

O2 Voice & Data - 64%

Vodafone Voice & Data - 66%

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.

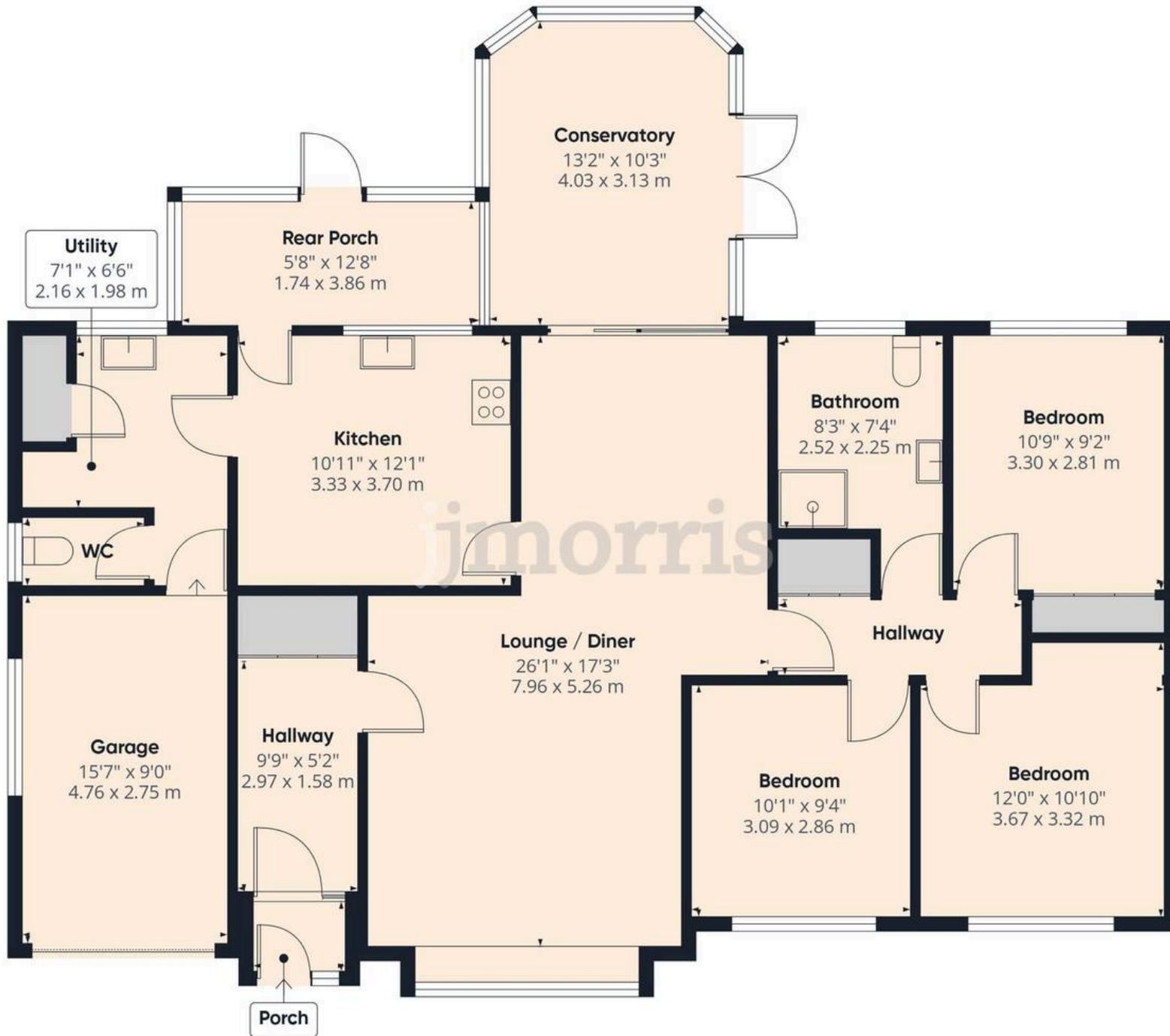
Anti Money Laundering

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.











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