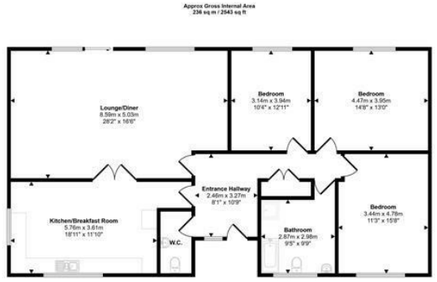


View: By appointment with the Agents
Services: We have not checked or tested any of the Services or Appliances
Tenure: FREEHOLD
Tax: Band F
Gas & Oil fired central heating.
The Extension can only be occupied by the owner or family relative.
The property is accessed via a Private lane.

MPO/MPO/OK/05/25

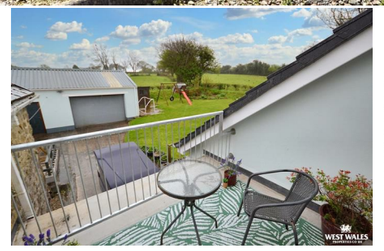
WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly 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

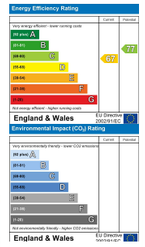
Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk
TELEPHONE: 01834 845584

01834 845584
www.westwalesproperties.co.uk



Ashlea Kings Park, Templeton, Narberth, Pembrokeshire, SA67 8SD

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



£485,000

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naea | propertymark PROTECTED
The Property Ombudsman

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
EMAIL: tenby@westwalesproperties.co.uk TELEPHONE: 01834 845584

The Agent that goes the Extra Mile

Ashlea is a substantial three bedroom bungalow to include an attached three bedroom cottage positioned on a decent size plot with well maintained gardens, garage, workshop and ample driveway parking.
The accommodation of Ashlea briefly comprises: Entrance hallway, cloakroom, 28ft x 16ft approx' lounge/diner, 19ft x 12ft approx' kitchen/breakfast room, three double bedrooms and family bathroom.
The attached cottage briefly comprises: Entrance hallway, kitchen/diner, lounge, cloakroom/utility, three bedrooms (one with the benefit of a balcony) and bathroom.
The properties are situated on a private lane in the popular village of Templeton, a short drive to the bustling town of Narberth and local beaches.
Early viewing is highly recommended to appreciate this delightful opportunity that offers flexible lifestyle living options.

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.

BUNGALOW

Entrance Hallway

Kitchen/Breakfast Room

Lounge/Diner

Bedroom

Bedroom

Bedroom

Bathroom

THE COTTAGE

Entrance Hallway

Kitchen/Diner

Cloakroom/Utility

Lounge

FIRST FLOOR

Landing

Bedroom

Bedroom

Bedroom

Balcony

Bathroom

Garage & Workshop

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.

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