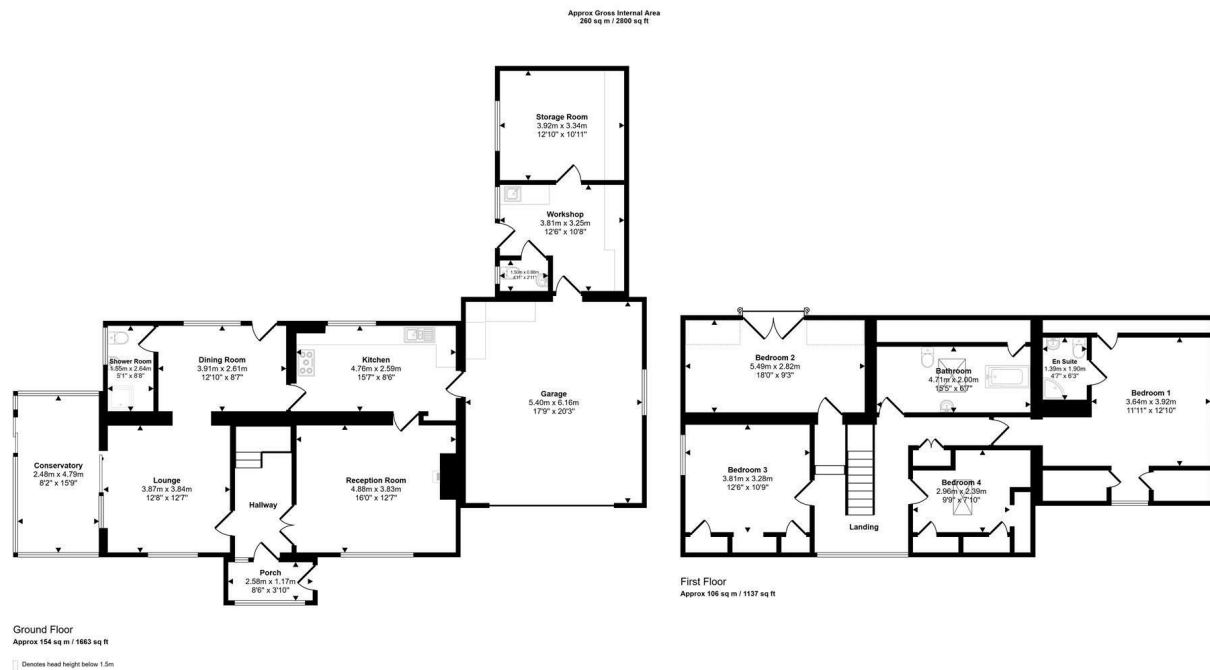




VIEWING: By appointment only via the Agents.  
TENURE: Freehold  
SERVICES: We have not checked or tested any of the services or appliances at the property.  
Property has Mains Electric, Mains Water, Private Drainage  
HEATING: Oil  
TAX: Band D

We would respectfully ask you to call our office before you view this property internally or externally

LLT/ESL/12/25  
TAKEONOK/09/01/26/LLE

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https://www.facebook.com/westwalesproperties/

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

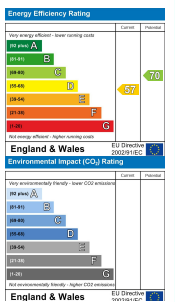


## Davids Lake Templeton, Narberth, SA67 8SD

- Detached Dormer Bungalow
- Three Reception Rooms Plus Conservatory
- Bedroom With Juliette Balcony
- Oil Central Heating
- Adjoining Garage With Workshop And Store Room
- Four Bedrooms
- Outskirts Of Village With Views To Rear
- Bedroom With En-Suite
- Gardens To Side And Rear
- EPC Rating: D

**£450,000**

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**The Agent that goes the Extra Mile**





Welcome to David's Lake. This detached dormer bungalow is positioned on the outskirts of Templeton village, approximately 3 miles out of the quaint market town of Narberth, where most everyday amenities are available. This property would make a fantastic family home and offers the potential to develop to accommodate an annexe.

The layout of the property comprises of an entrance porch and hallway, two living rooms, a dining room with adjoining shower room, conservatory and an open plan kitchen/breakfast room. A door from the kitchen leads through to a fantastic garage space, progressing onto a workshop and store room. This offers excellent storage/work space but also gives the potential for a self contained unit, subject to any necessary planning consents. On the first floor, an open landing leads through to a master bedroom with en-suite shower room, a double bedroom with Juliette balcony opening to the rear to enjoy views of the garden and countryside beyond, and two further bedrooms. A family bathroom offers a Jacuzzi bath. The property is served by oil fired central heating and double glazing.

Externally, there is a driveway to the front providing ample off road parking. There are very well tended lawned gardens to the side and rear, with a feature raised fishpond and a pleasant patio seating area. the garden backs on to surrounding farmland, giving a pleasant outlook and a sense of privacy.

This is a fantastic family home offering the potential to develop if desired. A must see!

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/train service running to Haverfordwest, Carmarthen and the outlying villages.



### DIRECTIONS

From Narberth take the A478 in the direction of Kilgetty. On reaching Templeton, take the first right by The Boars Head and follow the road along. As you pass Templeton Brewery, the property will be found on the right hand side. What3Words:///lung.counters.firebird

See our website [www.westwalesproperties.co.uk](http://www.westwalesproperties.co.uk) in our TV channel to view our location videos about the area.