



Laburnum Cottage, Templeton, Narberth SA67 8RY

Offers in excess of £299,995

Fully renovated and modernised to a High Standard
Large Kitchen/Diner

Three Double Bedrooms, TV/SAT/Network/phone connection
and USB charging point in main rooms.

Parking for Approx 3 Cars

DESCRIPTION

*****CHAIN FREE*****

An opportunity to purchase a completely renovated 3 bedroom semi detached property in the popular village of Templeton.

Finished to a high standard, 3 double bedrooms, large kitchen diner, 2 reception rooms, TV/SAT/Network phone connection and USB charging points in main rooms. An enclosed rear garden laid to lawn with a patio area, with parking for multiple vehicles.

Within 5 minutes drive of Narberth Town and all it has to offer, a short drive to the Pembrokeshire Coastline, and the popular seaside resorts of Tenby and Saundersfoot.

This property needs to be viewed to fully appreciate what it has to offer.

Early viewing is recommended in this sought after village location.

LOUNGE

13'5 x 11'2 (4.09m x 3.40m)

Triple glazed window to the front, radiator, feature fire mantel piece, oak door.

SITTING ROOM

16'5 x 14'3 (5.00m x 4.34m)

Triple glazed window to the front, radiator, feature fire mantel piece, stairs to first floor, under stairs storage

KITCHEN/DINER

25'1 x 8'4 (7.65m x 2.54m)

Modern fitted kitchen with a range of wall and base units, built in dishwasher, electric range cooker, cooker hood, built in fridge and freezer, Belfast sink,

oak wood work tops, radiator, window to the conservatory, double glazed window to the garden, localised wall tiling, part slate flooring

CONSERVATORY

15'6 x 8' (4.72m x 2.44m)

Tiled flooring, electricity points, view over garden, patio doors opening to rear

BOILER ROOM

Combination oil boiler, space and plumbing for a washing machine

LANDING

Access to all rooms via oak doors, loft access, radiator, triple glazed window to the front

BEDROOM

13'6 x 11'5 (4.11m x 3.48m)

Triple glazed window to the front, radiator.

BEDROOM

13'4 x 10'6 (4.06m x 3.20m)

Triple glazed window to the front, radiator.

BEDROOM

13'7 x 8'6 (4.14m x 2.59m)

Double glazed window to the rear with views over the garden, radiator

FAMILY BATHROOM

8'6 x 8'2 (2.59m x 2.49m)

Panel bath with diverter, low level w/c, vanity sink unit, walk in thermostatic shower with rain fall and detachable shower heads, heated towel rail, double glazed window to the rear, slate floor and wall tiles.

EXTERNAL

To the front is a decorative stone covered area with mature shrubs and a laburnum tree, to the rear

is a large patio area, lawn area, mature shrubs and hedges and access gate to the parking area

SERVICES

We have been advised the mains services are connected, oil fired central heating.

VIEWING

By appointment with the selling Agents on 01834 861812 or e-mail narberth@johnfrancis.co.uk

OUR OFFICE HOURS

Monday to Friday
9:00am to 5:30pm
Saturday 9:00am to 1:00pm

FACEBOOK & TWITTER

Follow us on twitter @JohnFrancisNarb or on facebook
www.facebook.com/JohnFrancisEstateAgents

TENURE

We are advised that the property is Freehold

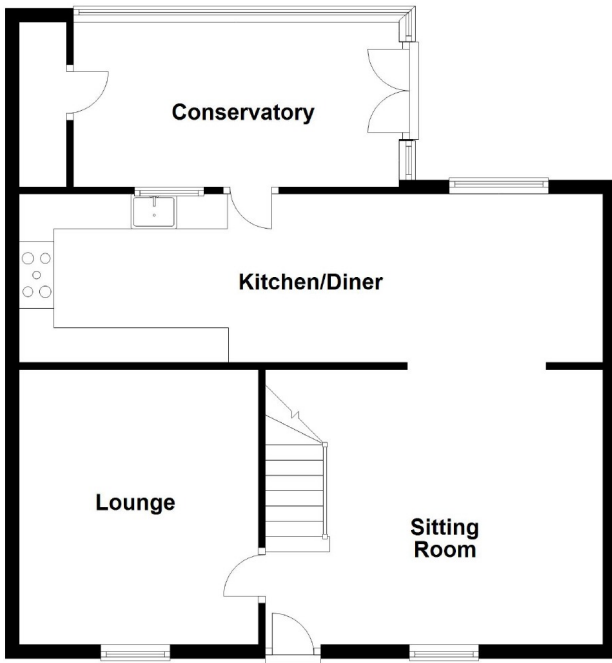
GENERAL NOTE

Please note that all floor plans, room dimensions and areas quoted in these details are approximations and are not to be relied upon. Any appliances and services listed on these details have not been tested.

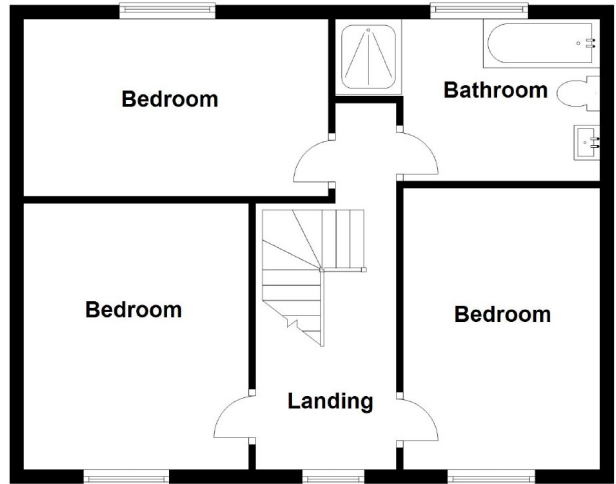
DIRECTIONS

From the Narberth office, proceed down hill forking left out of town, continue on to the village of Templeton the property is the third property down on the right-hand side and can be identified by our John Francis For Sale board.

Ground Floor



First Floor



Laburnum Cottage, Templeton, Narberth SA67 8RY



**John.
Francis**