

Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**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 Drainage, Mains Electric, Mains Water,

**HEATING:** Gas

**TAX:** Band D

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

HC/ESL/12/24/TAKEONOK

**FACEBOOK & TWITTER**

Be sure to follow us on Twitter: @ WWProps

<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**

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## Lansdowne Station Road, Kilgetty, Pembrokeshire, SA68 0XS

- Detached Bungalow
- Adjoining Garage
- Convenient Location
- No Onward Chain
- Double Glazing
- Two Bedrooms
- Driveway Parking
- Low Maintenance Garden
- Gas Central Heating
- EPC Rating: TBC

**Offers In The Region Of £180,000**

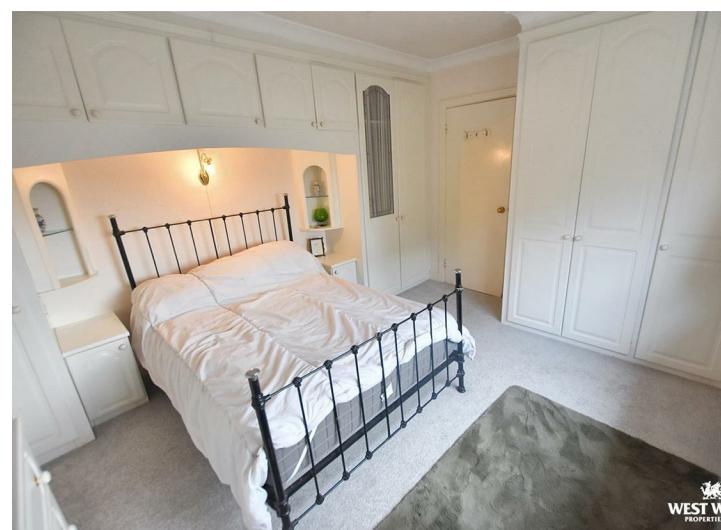
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***The Agent that goes the Extra Mile***





Welcome to Lansdowne, a detached bungalow conveniently located in the heart of Kilgetty, within walking distance of shops, pharmacy and public transport links. The layout of the property briefly comprises of an entrance hall, lounge, kitchen/diner, utility room, two double bedrooms and shower room which is adapted for elderly/disabled use. The property is served by gas central heating and double glazing. The property has a loft room which could be utilised as another room, subject to any necessary planning consents.

Externally, a driveway provides off road parking for one car, progressing on to the adjoining garage which offers additional parking or handy work/storage space. To the rear is a low maintenance courtyard which is laid to patio with gated pedestrian access.

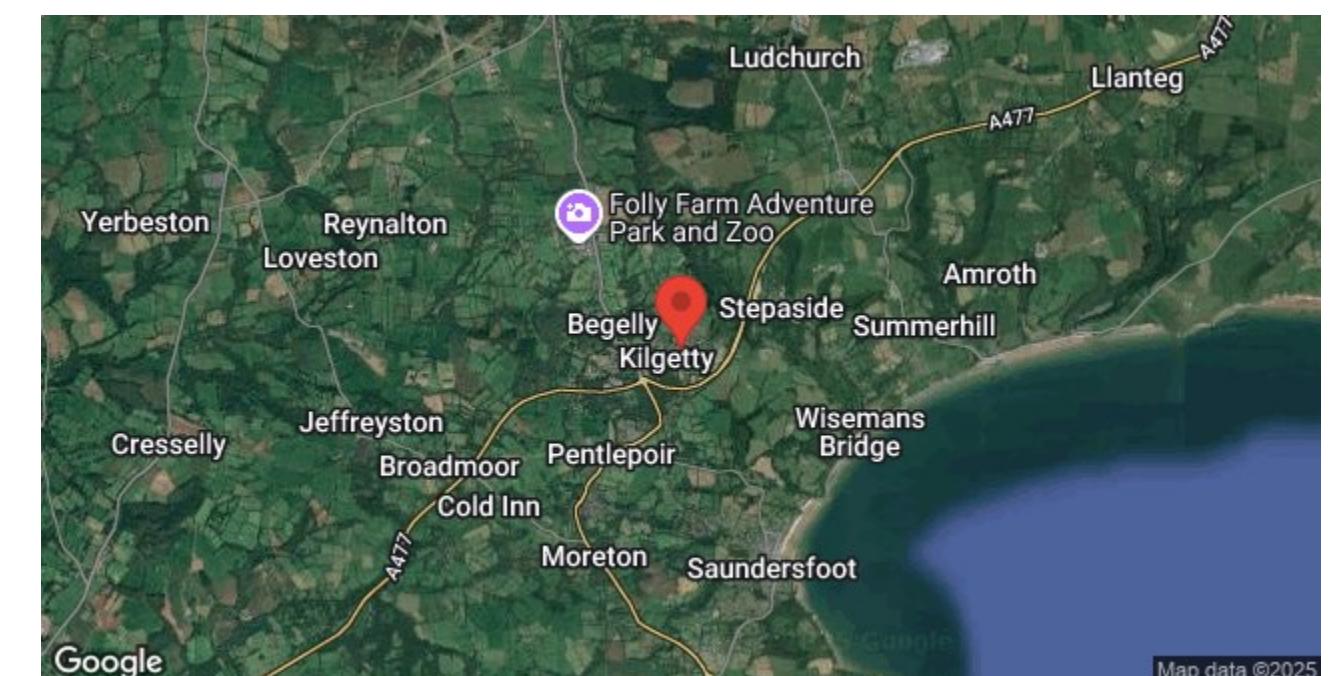
With the further appeal of No Onward Chain, this bungalow is a great first time buy, or would be ideal accommodation to enjoy retirement. Viewing is highly recommended!

Kilgetty/Begelly is a sought-after area north of Saundersfoot. The village boasts shops, garage, pub, and a restaurant. The village is five miles from the popular town of Narberth and has various attractions within a short distance including Bluestone, Folly Farm, and Oakwood Theme park. Kilgetty/Begelly is within three miles of the famous beaches of Saundersfoot and Tenby. Local bus services run between Kilgetty and the surrounding area and there are a number of schools nearby providing a varied choice for your children's education.



## DIRECTIONS

From Tenby follow the A478 North in the direction of Kilgetty. At the roundabout that meets the A477 take the 2nd exit, and on the next roundabout take the 3rd exit into Kilgetty. Follow the road past the co-op and pharmacy, then turn right just before the railway bridge onto Station Road. The property will be found on the left-hand side. What3Words: expensive, monument, tradition.



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