

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.

View: By appointment with the Agents Services: We have not checked or tested any of the Services or Appliances

Tenure: We have been informed that the property has a 30 licence

No commercial renting allowed and not a permanent residence

Site closed from January 7th until March 1st

Site fees: £5000 per annum ( Management fee is reviewed annually in context of inflation)

Council Tax band: Exempt ( Holiday Park Home)

EPC: Exempt (Holiday Park Home)

MPO/MPO/OK/03/23

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.

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London

Calamar, 19 Maes Y Dderwen, Narberth, Pembrokeshire, SA67 7PL  
EMAIL: [narberth@westwalesproperties.co.uk](mailto:narberth@westwalesproperties.co.uk)

TELEPHONE: 01834 860900



## Holiday Lodge Stone Pitt Caravan Park, Begelly, Kilgetty, Pembrokeshire, SA68 0XE

- New Holiday Lodge
- Bathroom
- Fixture And Fitting Included
- Hot Tub
- Pleasant Location
- Three Bedrooms ( two with ensuite)
- Open Living Accommodation
- Decked Patio
- Parking
- EPC Rating: Exempt

£155,000

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



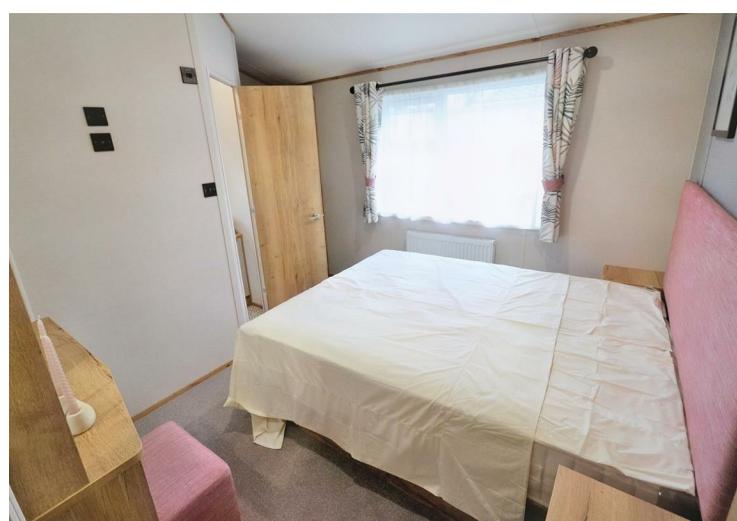
An exciting opportunity to acquire a brand new holiday lodge positioned on a well appointed holiday park in Begelly and short drive to the popular seaside resorts of Saundersfoot, Wisemans Bridge, Amroth and Tenby.

Effortless relaxation in perfect luxury in the new Kielder lodge featuring naturally open plan, spacious living. With every little luxury you could possibly wish for, your relaxation starts almost instantaneously in The Kielder. Sink into sumptuous sofas and take in views of the great outdoors through those expansive windows, entertain around the table or make it a quiet night in, it's all up to you.

Leave it all behind, without missing any of your creature comforts. The Kielder, with all the mod cons you need and its open plan living space, is every inch the contemporary escape.

Simple yet sublimely styled, with an expansive interior that flexes effortlessly with the ebb and flows every day, packed with no end of high spec features, it's tailor-made for a spot of thoroughly modern escapism.

The accommodation briefly comprises: Open plan lounge, dining and fully fitted kitchen, hallway, three bedrooms (two with en-suite facilities) and bathroom, Externally: Rap-around decking, hot tub and driveway parking. We have been informed that all fixtures and fittings are included.



#### Entrance Area

[Open Plan Lounge/Diner](#)  
[Kitchen](#)

[Inner Hallway](#)

[Bedroom 1](#)

[En-suite And Dressing Area](#)

#### Bedroom 2

[En-suite](#)

[Bedroom 3](#)

[Bathroom](#)



#### DIRECTIONS

From our Tenby office follow road to Kilgetty. Go straight across the first roundabout at Kilgetty. At the second roundabout go straight across and enter Begelly and head towards Folly Farm and Narberth. Continue a short distance along this road until reaching Stone Pitt Holiday Park on the left hand side. Directions via My Three Words: armrests.pressing.awaited

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