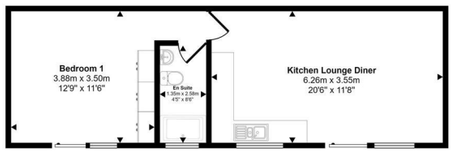
Approx Gross Internal Area
170 sq m / 1830 sq ft

Ground Floor
Approx 87 sq m / 940 sq ft

First Floor
Approx 83 sq m / 889 sq ft

Approx Gross Internal Area
41 sq m / 445 sq ft



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: Mains Gas
TAX: E

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

ADD/ESL/06.25/DRAFT

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

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ
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TELEPHONE: 01834 845584

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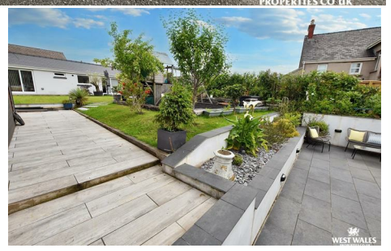
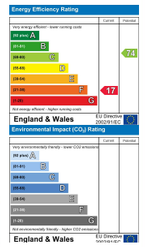


Woodfield House Carmarthen Road, Kilgetty, SA68 0UJ

- Detached House With Annexe
- Two Reception Rooms
- Garden To Rear With Workshop
- Well Presented
- Income Potential
- Five Bedrooms
- Gas Central Heating
- Off Road Parking
- Convenient Location
- EPC Rating: TBC



£450,000

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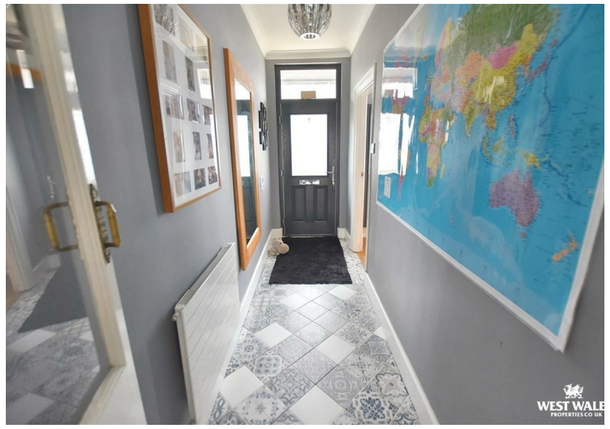
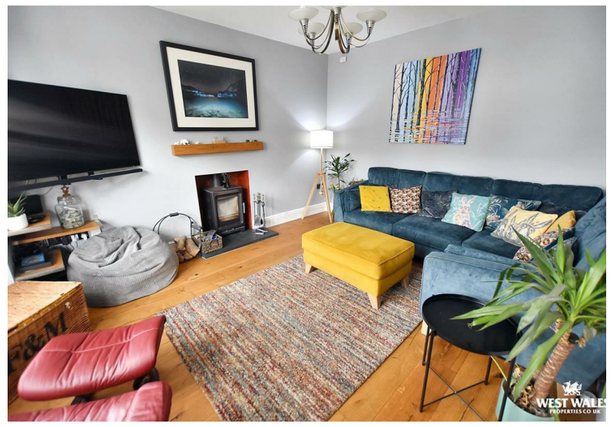
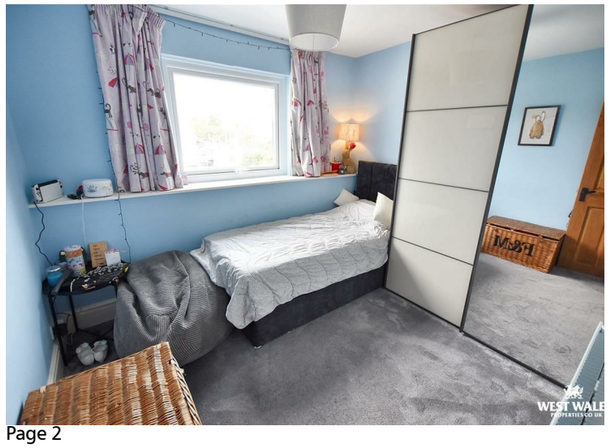
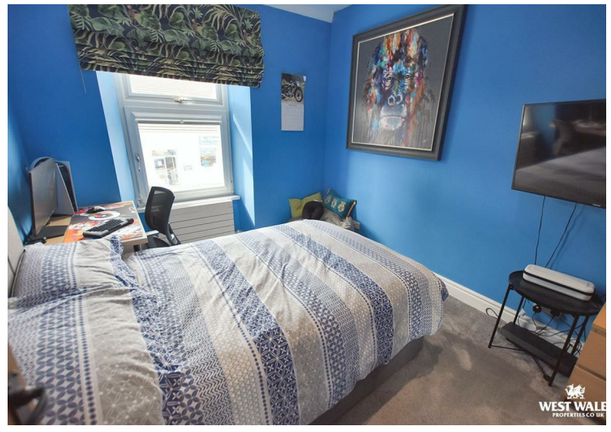
The Agent that goes the Extra Mile

Celebrating 30 Years of Business









This well presented, substantial family home situated in the busy village of Kilgetty and within walking distance of the junior school, train station, doctor's surgery, chemist, supermarket, and post office and some 2 miles from the popular seaside resort of Saundersfoot.

The layout of the property briefly comprises of an entrance hall, lounge, open plan kitchen and dining room, utility room, downstairs shower room and handy storage room and sitting room/office space on the ground floor. On the first floor there are five bedrooms and a family bathroom with a separate shower unit. The property is served by double glazing and gas central heating, and is very well presented throughout.

Externally there is a driveway to the side providing off road parking and gated pedestrian side access. To the rear is a lawned garden with workshop and patio seating areas, as well as a rubber surfaced area which offers a fantastic space for children's play equipment.

At the rear of the garden is a detached annexe which is very well presented, offering an open living space with kitchenette, double bedroom with ample fitted storage, and a shower room. This space offers a fantastic independent unit for elderly residents, older children, or offers potential for an additional income as a holiday let.

A fantastic family home with endless potential, a must see!

Kilgetty has a number of amenities including a school, shops, railway station, and supermarket, just a short drive away is the seaside village of Saundersfoot. Located at the foot of a picturesque wooded valley its appeal is due to the superb sandy beaches and the attractive harbour, which provide unrivalled opportunities for water-sports, beach games, and fishing. Saundersfoot also provides easy access to Wisemans Bridge where the beach is the starting point of the 186 mile Pembrokeshire Coast Path. Nearby is Colby Woodland Gardens, owned by The National Trust.

DIRECTIONS

Leaving the Tenby office follow the A478 to the New Hedges roundabout. Take the first exit taking you through Wooden and Pentlepoir, following the road down the hill until you reach the roundabout. Take the 2nd exit and enter the next roundabout, taking the 3rd exit into Kilgetty. Follow the road passing underneath the bridge for the railway line, where the property will be found shortly after on the left hand side. What/Three/Words:///drags.directive.bleaching

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