



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:** We are advised

**SERVICES:** We have not checked or tested any of the services or appliances at the property.

**TAX:** Band 'D'

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

**AD/LLT/10/21 DRAFT** - These are Draft details and should not be relied on. Please request an approved copy from our office before booking a viewing.

**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.

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

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## 26 Hill Rise, Kilgetty, Pembrokeshire, SA68 0QS

- Detached Bungalow
- Three Double Bedrooms
- Two Bathrooms
- Off-Road Parking
- Rear Garden
- Front Landscaped Area
- External Sun Room
- Cul-de-sac Location
- Close to Local Amenities
- EPC Rating C

Offers In The Region Of £375,000

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This well presented detached bungalow is ideally situated in Pentlepoir, close to the popular seaside resorts of Tenby and Saundersfoot. This ideal family home comprises; Entrance Way with built in storage, Open Plan Kitchen/Dining Room fitted with a modern range of units along with a central Island, Living Room with a log burner, Master Bedroom with an en-suite boasting a free standing bath and walk in shower, with two further Double Bedrooms and a Bathroom.

Externally, to the front of the property is a sloped landscaped area along with off-road parking for two vehicles. To the rear the property provides a tiered garden with a covered sitting area and an artificial turfed area. At the top of the garden sits a versatile sun room equipped with electricity along which could be used as an entertaining space or a home office alongside with a separate workshop.

Kilgetty has a number of amenities including a school, shops, bus stop and railway station, supermarket and amenities. Just a short drive is the pretty harbour village of Saundersfoot. 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. and the pretty seaside resort of Amroth.



## DIRECTIONS

From the Tenby office head out of town towards Pentlepoir on the A4218, continue through Penlepoir towards Kilgetty. Take the second exit at the mini roundabout to go straight on, then take the first exit at the next mini roundabout. Continue down the hill towards the Kilgetty roundabout then at the bottom of the hill take a left opposite the brick bus stop into Hill Rise. Go straight ahead and the property no. 26 will be on your left.

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