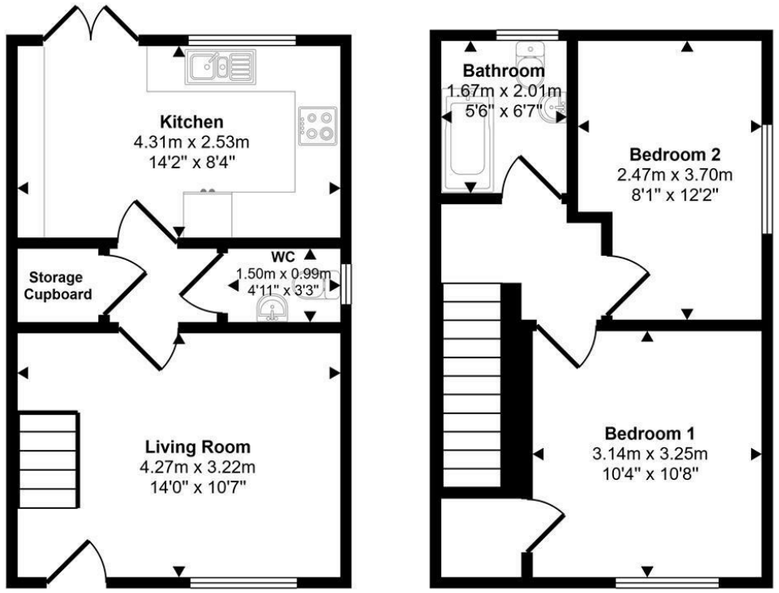
Approx Gross Internal Area
61 sq m / 655 sq ft



Ground Floor
Approx 30 sq m / 325 sq ft

First Floor
Approx 31 sq m / 330 sq ft

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 Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'C'
HEATING: Gas

ref:EJL/CC/29Sept26/OK EJL
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
EMAIL: tenby@westwalesproperties.co.uk
TELEPHONE: 01834 845584

01834 845584
www.westwalesproperties.co.uk



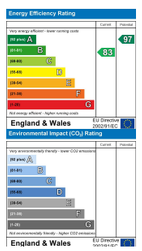






9 Meadow Gardens, Kilgetty, Pembrokshire, SA68 0AD

- Built in 2022
- Two Bedrooms
- Village Location
- Driveway Parking
- Gas Central Heating
- Semi Detached House
- Contemporary Kitchen
- Enclosed Rear Garden
- Close to Amenities and Transport Links
- EPC B



Offers In Excess Of £230,000

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The Agent that goes the Extra Mile











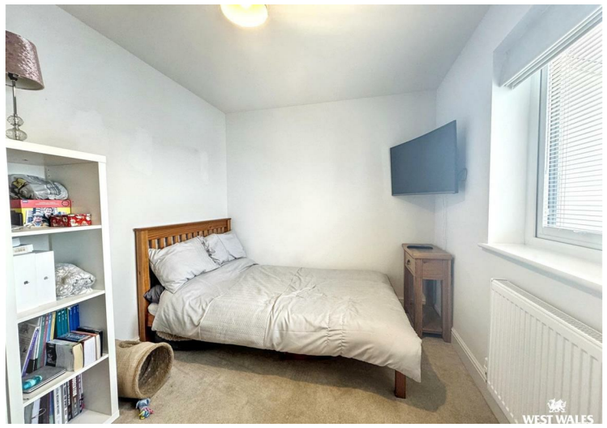


Built in 2022 this semi-detached home situated in a cul-de-sac within the popular Meadow Gardens development in Kilgetty. Ideally positioned within walking distance of a range of local amenities, including a primary school, supermarket, pharmacy and local train station while the stunning Pembrokeshire coastline is also just a short drive away.

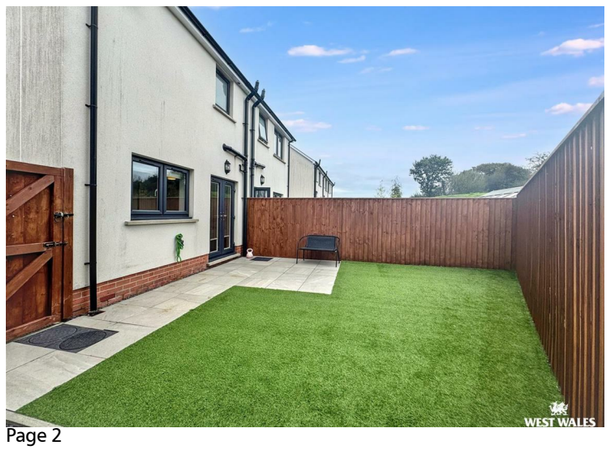
The ground floor accommodation comprises a welcoming living room, convenient downstairs cloakroom and useful storage cupboard. To the rear is a contemporary kitchen/diner, fitted with a range of modern integrated appliances and featuring patio doors opening directly onto the rear garden, creating a bright and sociable space for everyday living and entertaining.

To the first floor are two well-proportioned double bedrooms and a modern family bathroom. The principal bedroom benefits from a built-in wardrobe, providing excellent storage.

The property further benefits from gas central heating and double glazing throughout.









Externally, the front of the property is approached via a paved pathway bordered by established shrubbery, leading to the front entrance and continuing around to the side driveway. The driveway provides off-road parking for two vehicles with an EV Charger. Whilst a side gate gives access to the enclosed, low-maintenance rear garden. The garden features artificial grass and a dedicated seating area, providing an ideal space for relaxing and entertaining with minimal upkeep.

Meadow Gardens offers a fantastic opportunity for a first-time buyer, young family or investor, combining modern accommodation with convenient village living and excellent access to the beautiful Pembrokeshire coastline.



DIRECTIONS

From Tenby office take the A478 out of Tenby. At the roundabout, take the 2nd exit onto Narberth Rd/A478. Follow the road and at the next roundabout, take the 1st exit onto A478. Continue to follow the A478 to Kilgetty for approx 2.9 miles. At the roundabout, take the 2nd exit and stay on A478 and then at the next roundabout, take the 3rd exit onto Carmarthen Road. Continue through Kilgetty passing under the railway bridge. Take a right hand turn on Meadow Gardens just before the school and follow the road where the property will be located on the left hand side. What3Words:///corporate.oasis.downhill

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