

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

ref: AD / LLT / 10 / 22/takeonok  
FACEBOOK & TWITTER  
Be sure to follow us on Twitter: @ WWPProps  
<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

Nat West Chambers, Tudor Square, Tenby, Pembrokeshire, SA70 7AJ  
EMAIL: tenby@westwalesproperties.co.uk  
TELEPHONE: 01834 845584

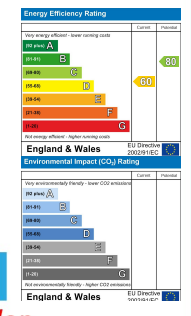


**45 Millfields Close, Kilgetty, Pembrokeshire, SA68 0SA**

- Detached Bungalow
- Conservatory to Rear
- Driveway Parking
- Cul-de-Sac Location
- No Chain
- Modern Kitchen
- Three Double Bedrooms
- Front & Rear Garden
- Close to Local Amenities
- EPC Rating D

Offers In Excess Of £265,000

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

**The Agent that goes the Extra Mile**







**\*\* PRICE ALIGNED FOR A QUICK SALE \*\*** This detached bungalow is situated in Millfields Close, a cul-de-sac just a short drive from Saundersfoot and Tenby boasting a variety of idyllic beaches, shops and cafes. The accommodation comprises; entrance hall, living room, kitchen fitted with a range of modern units with French doors leading out to the conservatory, three double bedrooms, two with fitted wardrobes and a family bathroom. The property benefits from a neutral decor and gas central heating.

Externally, to the front of the property there is ample driveway parking with a lawned area to the right side. The rear garden is laid over three levels, the bottom level is paved with side access down both sides of the property. The first and second levels are lawned, with steps in the centre leading to the top level where there is a free standing shed. The property would make an ideal first time buy / family home due to it's ideal location, size and style of the home.



The village of Pentlepoir is within a short drive of the beautiful seaside fortified town of Tenby, the village of Saundersfoot, and Amroth and Wisemans Bridge beaches amongst others. Slightly further afield is the well known Pendine Sands and the Town of Carmarthen with its shopping Precincts and Cinema, Main Line Railway Station and excellent links to the M4 and the East.



**DIRECTIONS**

From the office in Tenby head out of town towards Saundersfoot. At the New Hedges roundabout take the 1st exit and follow the road for approximately 3 miles through the village of Wooden and continue up the hill. At the mini roundabout, take the first exit towards Templebar Road, then take the second left hand turn into Millfields Close. Once you enter the cul-de-sac follow the road ahead, then take a left turn, then the first left again and the property is on your right.

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