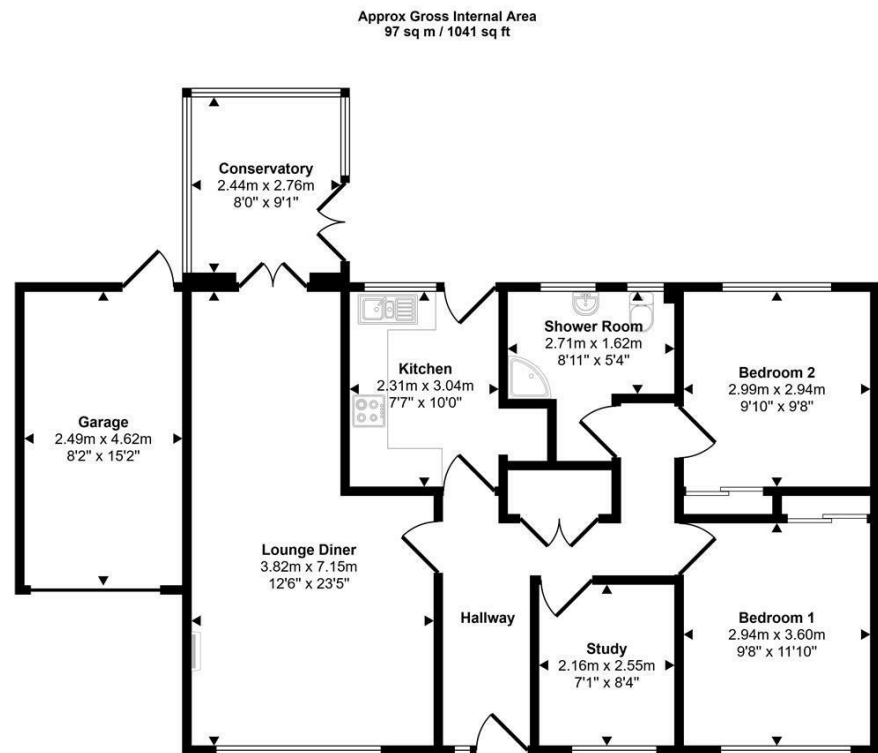




Floorplan

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: Oil

TAX: D

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

LLT/ESL/01/26/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

EMAIL: [tenby@westwalesproperties.co.uk](mailto:tenby@westwalesproperties.co.uk)

TELEPHONE: 01834 845584

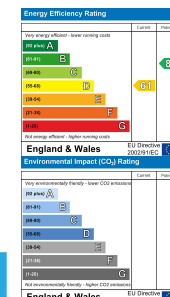


## 10 Mayfield Acres, Kilgetty, Pembrokeshire, SA68 0UW

- Detached Bungalow
- Garage And Driveway
- Cul-De-Sac Location
- Oil Central Heating
- Sun Room
- Three Bedrooms
- Well Tended Rear Garden
- Very Well Presented
- Double Glazing
- EPC Rating: D

**Offers Around £275,000**

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



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EMAIL: [tenby@westwalesproperties.co.uk](mailto:tenby@westwalesproperties.co.uk) TELEPHONE: 01834 845584

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



10 Mayfield Acres is a very well-presented detached, three-bedroom bungalow, located in the sought-after area Kilgetty, close to nearby amenities including shops, schools and public transport links.

The layout of the property briefly comprises of an entrance hall, an open plan lounge/diner, kitchen, sun room, three bedrooms (two of which boast fitted wardrobes), and a family shower room. The property is in an excellent decorative order with modern kitchen and shower room, and a fresh, neutral decoration throughout.

Externally the property offers a lawned garden to the front with driveway parking leading to an attached garage. To the rear, there is a patio seating area with a sloped path leading to a lawned garden. The property benefits from double glazing and oil central heating.

Viewing is highly recommended!

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, fishing and simply messing about in boats. 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. Kilgetty is a peaceful village in the heart of rural South Pembrokeshire, just a few miles from the coastal resorts of Tenby and Saundersfoot, and within easy reach of several other splendid beaches."



### DIRECTIONS

From the Tenby Office go left up the high street, turn left at the mini roundabout, at the crossroads turn right and go under the viaduct, at the roundabout turn right onto the A4218 and follow this road to Kilgetty roundabout. At the 1st roundabout take the 2nd exit and on the 2nd roundabout take the 3rd exit into Kilgetty. Go past the supermarket and turn left after going under the railway bridge onto Ryelands Lane. Take the 2nd turning right onto Mayfield Acre and then right straight away the property will be found in the corner on your left.  
What3Words:///screamed.templates.wrong

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